

CITY OF SAN DIEGO
1991 - 1998 HOUSING ELEMENT

Adopted March 1995

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CITY OF SAN DIEGO

1991-1998 Housing Element Update

**Adopted by the City Council on March 21, 1995
Resolution No. 285508**

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CITY OF SAN DIEGO

1991 HOUSING ELEMENT UPDATE

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EXECUTIVE SUMMARY

A. Purpose of Housing Element

The Housing Element is one of seven elements of the Progress Guide and General Plan which are mandated by State law. The law states that a Housing Element shall be updated at five-year intervals and shall "consist of standards and plans for the improvement of housing and for the provision of adequate sites for housing", and shall "make adequate provision for the housing needs of all segments of the community". More specifically, the Housing Element is intended to identify and analyze the City's housing needs, establish reasonable goals, objectives and policies based on those needs, and set forth a comprehensive five-year program of actions to achieve, as fully as possible, the identified goals and objectives.

Although the law stipulates a five-year time frame for the Housing Element and updates, this particular Housing Element update covers a seven-year time frame, extending from July 1, 1991 through June 30, 1998. The longer time frame is due to state legislation adopted in 1993 which extended the timetable for localities to update their housing elements by two years.

Implementation of the Housing Element will be primarily coordinated by the San Diego Housing Commission. However, other city departments and agencies will also be involved including the Planning Department, redevelopment corporations, the Office of Neighborhood Code Compliance, the Department of Development Services, the Engineering Department, the Real Estate Assets Department, and the Water Utilities Department. In addition, various state and federal agencies will be asked to supply funding assistance. On the private sector side, developers, lending institutions, and individual property owners will be prime participants. Also, the not-for-profit sector will have a vital role in providing affordable housing.

This Housing Element recognizes that it is not possible to meet San Diego's total housing needs within the seven-year time frame. With respect to this point, Section 65583(b) of the California Government Code states in part:

It is recognized that the total housing needs... may exceed available resources and the community's ability to satisfy the need... Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of

housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

B. Plan Organization

This Housing Element consists of three major sections. The first is the Background Section. It identifies the overall existing and projected housing needs among all economic segments of the City's population, including subpopulations, such as seniors, the disabled, the military, students, farmworkers, the homeless, etc.

Next is the Objectives, Policies, and Programs Section, which describes the qualitative and quantitative goals which the City is pursuing to meet the housing needs of its population. This section is grouped around five major headings:

1. Provision of An Adequate Site Inventory and New Construction
2. Maintenance and Conservation (including preservation of existing lower income housing and rehabilitation)
3. Reduction of Governmental Constraints
4. Housing Affordability
5. Administrative (including fair share and community balance, use of redevelopment set-aside funds, reduction of housing discrimination, and energy conservation)

The third, and final section, of the document is the Appendix. It provides additional documentation in support of the information contained in the first two sections.

C. Relationship of Housing Element to Remainder of General Plan

State law requires the Housing Element to be consistent with other elements of the Progress Guide and General Plan. Since the Housing Element must normally be updated every five years and the remainder of the General Plan is updated less frequently, it is difficult to assure perfect consistency between the Housing Element and other elements. However, in order to promote maximum consistency, this Housing Element has been reviewed for conformance with the remainder of the General Plan. Special emphasis was given to consistency with those elements closely related to the Housing Element. These related elements include:

Transportation; Public Facilities, Services, and Safety; Redevelopment; and Urban Design. Furthermore, in October, 1990, the City of San Diego enacted a general plan amendment to update the section of the Progress Guide and General Plan entitled "Guidelines for Future Development". This Housing Element is fully consistent with that general plan amendment.

D. Maximum Feasible Units for New Construction, Rehabilitation, and Conservation

State Housing Element law requires an identification of the maximum number of housing units which can feasibly be constructed, rehabilitated, and conserved during the Housing Element cycle. The table below provides these estimates, in summary form, for the City. The estimates are based on the quantified objectives and program targets proposed in the body of the Element.

The estimates are also based on a comprehensive assessment of current economic and market conditions and resources anticipated to be available through the conclusion of this Housing Element cycle. In addition, the estimates take into account accomplishments since the beginning of this cycle with regard to the low- and very low-income groups.

**Maximum Feasible Units
for New Construction, Rehabilitation, and Conservation
by Income Level**

Income Group	New Construction ¹	Rehab ²	Construction ³
Very low-income	1,500	140	12,750
Low-income	2,800	2,860	226
Subtotal	4,300	3,000	12,976
Moderate-Income	9,198	0	0
Above Moderate-Income	17,084	0	0
Subtotal	34,782	3,000	12,976
Total	34,782	3,000	12,976

Notes:

¹ In the new construction area, figures for the very low- and low-income categories are based on an assessment of government resources anticipated to be available. For the moderate- and above moderate-income categories, the numbers in the new construction column of the table reflect actual regional share figures for those income groups. It is assumed that most if not all of those households will be served by the private sector. While the table reflects an anticipated 30,782 units in the moderate and above moderate categories, the actual number produced will, in part, be a function of economic conditions.

The City acknowledges that the total of 4,300 new units for the low- and very low-income groups is substantially below its regional share goal of 17,520 units for these same groups. However, a realistic appraisal of resources anticipated to be available, based on current and anticipated funding allocations and economic conditions yields this estimate of units. In its adopted CHAS, the City has set forth a policy of emphasizing acquisition, rehabilitation and rent subsidies as the most cost effective way of meeting the housing needs of low- and very low-income households. In this regard, the City will continue to work in partnership with the private and nonprofit sectors to help generate affordable housing opportunities for low- and very low-income households through these activities and others during the current Housing Element cycle.

² The units proposed for rehabilitation are based on the number of units which could potentially be rehabilitated with available and projected program resources over the seven-year Housing Element period. The estimate of units potentially targeted to the low- and very low-income groups is based on (1) the affordability restrictions built into the HOME program which is the source of funding for the rental rehabilitation program; and (2) an estimate that 20 percent of households assisted under the homeowner rehabilitation program are likely to be in the very low-income category.

³ The 12,750 units in the very low-income category includes the following:

933 units	At risk of converting to market rate status, based on cost analysis in at-risk preservation section of Housing Element.
2,051 units	New Section 8 certificates anticipated to be added during this Housing Element cycle.
8,231 units	Existing Section 8 certificates.
1,535 units	Existing public housing units.

The 226 units proposed for conservation in the low-income category is based on the number of at-risk units estimated to be low-income, from the cost-analysis included in the at-risk preservation section of the Housing Element.

SECTION I: BACKGROUND

SECTION I. BACKGROUND

I. COMMUNITY PROFILE

A. Purpose

This chapter describes important demographic characteristics and trends which influence demand for housing. Key variables to be considered include overall population growth, the age and sex profile of the population, household size and composition, income, and ethnicity.

Characteristics of the existing housing stock are an equally important part of the community profile because the amount and quality of existing housing determines supply and also influences demand for additions to the housing stock. Important characteristics of the supply of existing housing include size and type, age, tenure (owner occupied vs. rental), condition, the extent of overcrowding, vacant units, housing costs, and existing lower income housing.

B. Key Findings

Essentially, San Diego's community profile can be summarized as including the following key characteristics:

- * Almost two-thirds of San Diego's growth since 1970 has been due to net in-migration. However, since 1991, the majority of San Diego's growth is attributable to natural increase.
- * By January 1, 1994, San Diego's population had surpassed by 50,000 the 1995 projection in SANDAG's Series 7 Regional Growth Forecast.
- * 81 percent of San Diego's population growth through 1995 is expected to occur in the Planned Urbanizing Areas.
- * The median age of San Diego's population has risen sharply from 28.4 years in 1980 to 30.5 years in 1988, and the 35 to 64 year age group is expected to be the fastest growing segment of the population through 1995.
- * San Diego's income levels are relatively low, averaging eight percent lower than for California as a whole in 1988.
- * The proportion of very low- and low-income households taken together was estimated at 40.4 percent, according

to 1990 Census data. This is comparable to 42 percent in 1980.

- * The Asian population group has been the fastest growing ethnic segment of the San Diego population, increasing by 117 percent from 1980 to 1990. The Hispanic population increased by 76 percent during the same time frame.
- * Between 1970 and 1990, the proportion of single-family dwellings decreased from 65 to 55.8 percent, while the proportion of multi-family dwellings has increased from 31 to 41 percent, reflecting escalating housing costs and shrinking household sizes.
- * By 1989, condominium units comprised 12 percent of the total housing stock.
- * San Diego's housing stock is relative new; forty-six percent of it has been built since 1970.
- * San Diego's ratio of homeownership has declined steadily from 53 percent in 1960 to 48 percent by 1990. This trend reflects San Diego's high proportion of transient military personnel and students and also the wide disparity between San Diego's income levels and the high cost of housing locally.
- * As of 1990, approximately 10 percent of San Diego's housing stock met the U.S. Census Bureau's definition of overcrowded.
- * As of January 1, 1994, San Diego's rental vacancy rate was estimated at 9.6 percent.
- * As of July 1, 1989, approximately 12,000 publicly assisted low-income housing units had been produced in San Diego. However, an additional 3,000 low-income units are potentially subject to prepayment of their mortgages or expiration of their rent subsidies, resulting in a possible loss of these units from the low-income inventory.
- * Between January 1990 and December 1993, service and government jobs were the only segments of San Diego's economy which showed a gain. Within the service industry, jobs in food and beverage preparation, public safety, hair stylists, and child care workers are growing most rapidly. Most of these positions tend to be relatively low paying.

C. Population Trends and Forecasts

1. National and State Trends and Forecasts

The need for housing is related to the relationships between population growth, household formation and age distribution. Some demographers project that the rate of household formation nationally may begin to decline in the 1990's as the "baby boom" generation begins to age and the smaller "baby bust" generation enters the household formation ages of 20-25.¹ However, this decline may be partially offset by an expected continued decline in average household size and by a substantial increase in the proportion of one-person households.²

Changes in age structure are also expected to influence housing demand. For example, the population aged 65 years and older is projected to increase at twice the rate of the general population through the year 2030 and increasingly live at home instead of in group homes, congregate care homes and institutions.³

Another important trend nationally is the increasing proportion of single-parent head of households, most of which are headed by females. Furthermore, a disproportionate number of these households are low-income. In 1987, the median income for single-parent households with head aged 25-34 was \$9,621, 23 percent below the figure for similar households in 1974.⁴ Single-parent households have increased from 18.3 percent of the population nationally in 1972 to an estimated 23.6 percent in 1987.⁵ The disproportionate growth of single-parent households has important implications for housing policy and the

¹The Nation's Housing: A Review of Past Trends and Future Prospect for Housing in America; William C. Apgar, Jr., 1988. One of a series of working papers published by the Massachusetts Institute of Technology, Center for Real Estate Development.

²Demographics in the U.S.--The Segmenting of Housing Demand; a staff study by the National Association of Realtors; November, 1989; p. 126

³Demographics in the U.S.--The Segmenting of Housing Demand; p.xi.

⁴Apgar, Jr.

⁵Demographics in the U.S.--The Segmenting of Housing Demand

coordination of essential related services and facilities with housing.

These national trends are expected to apply in California as well. In addition, however, in California the ethnic composition of the population is expected to change significantly. Because of California's location on the Pacific Rim, it has become a prime destination for Hispanic and Asian immigrants. The California Department of Finance projects that by the year 2020, the proportion of Asians will increase from 9 percent in 1989 to 14 percent while the share of Hispanics will increase from 24 percent to 38 percent.⁶

⁶California's Housing Crisis: The American Dream Deferred; a report by the Housing Policy Task Force of the California Association of Realtors; February, 1989

2. Local Trends and Forecasts

San Diego's population has grown dramatically in the last 30 years and the trend continues today. In 1970, with nearly 700,000 residents, San Diego was the third most populous city in California and the fourteenth in the nation. By 1980, the City's population had grown to more than 875,000, making San Diego the second largest city in the western states and the ninth largest in the nation. The 1990 Census counted San Diego's population at 1,110,549, making San Diego the sixth largest city in the nation. As of January 1, 1994, San Diego's population was estimated at 1,184,800. Figure 1 illustrates the magnitude of San Diego's population growth.

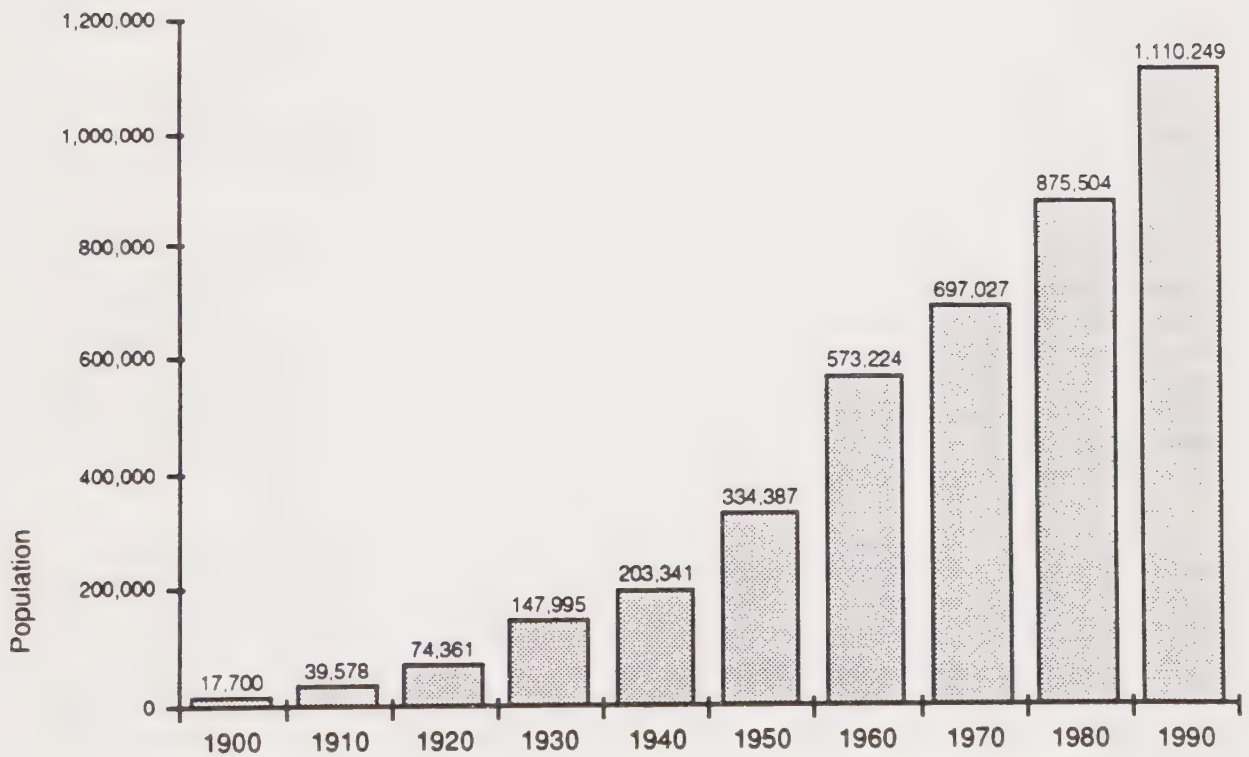
The biggest component of San Diego's population growth has been in-migration. Figure 2 illustrates that since 1980, net in-migration has consistently accounted for about 67 percent of San Diego's population growth. In comparison, during the same time span, about 55 percent of population growth in California as a whole was attributable to net in-migration. Since 1991, however, due to economic conditions, net in-migration to California has dropped drastically. As of 1993, only about 14 percent of population growth in the State was attributable to net migration, most of it foreign. In San Diego County, by 1993, net migration accounted for about 22 percent of population growth.

Figure 3 illustrates that between 1960 and 1980, household formation outpaced overall population growth by an increasingly wide margin. Between 1980 and 1989, however, this gap appears to have narrowed. One factor influencing the narrowing of this gap could be the high cost of housing in San Diego, resulting in decisions to delay new household formations. In San Diego and other high cost markets, a slowdown in household formation may be exacerbated by high housing costs which tend to discourage individuals from forming new independent households.

For the City as a whole, SANDAG's Series 7 Regional Growth Forecast projected a growth in population to 1,138,675 by 1995 and 1,344,880 by 2010. These projections translate into a 1.6 percent annual growth increase between 1986 and 1995 and a 1.2 percent annual growth rate between 1995 and 2010. Population is projected to grow at a slower rate than housing units on the assumption that the trend to smaller households is expected to continue.

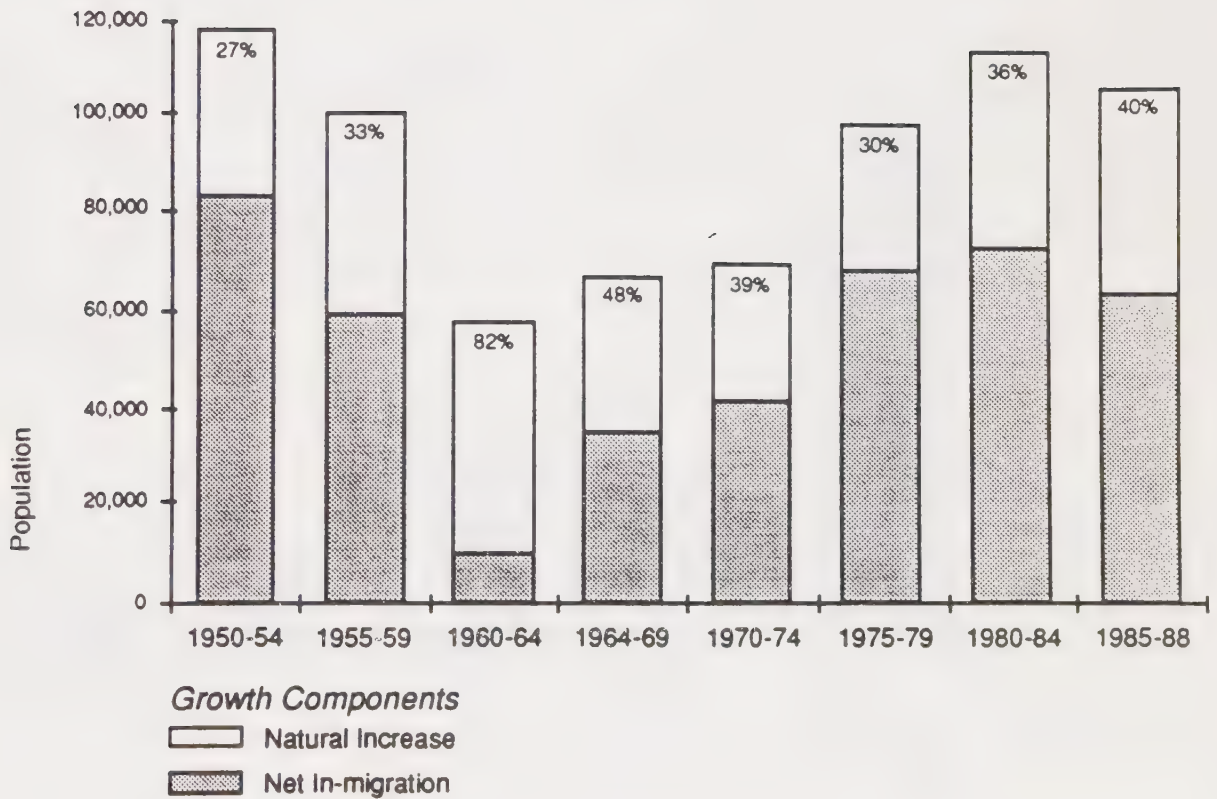
Given that San Diego's population reached 1,184,800 by 1994, it is clear that the Series 7 Regional Growth Forecast underestimated the city's growth rate. Utilizing SANDAG's estimated 1986 population level of 998,595 as a base, San Diego's population grew at a 2.8 percent average annual rate between 1986 and 1990. Since 1990, however, San Diego's population growth rate has slowed to an average annual rate of 1.9 percent. Housing units increased by an average of 2.4 percent annually between 1986 and 1990. Since 1990, housing units have increased

Figure 1
POPULATION GROWTH
City of San Diego, 1900 - 1990



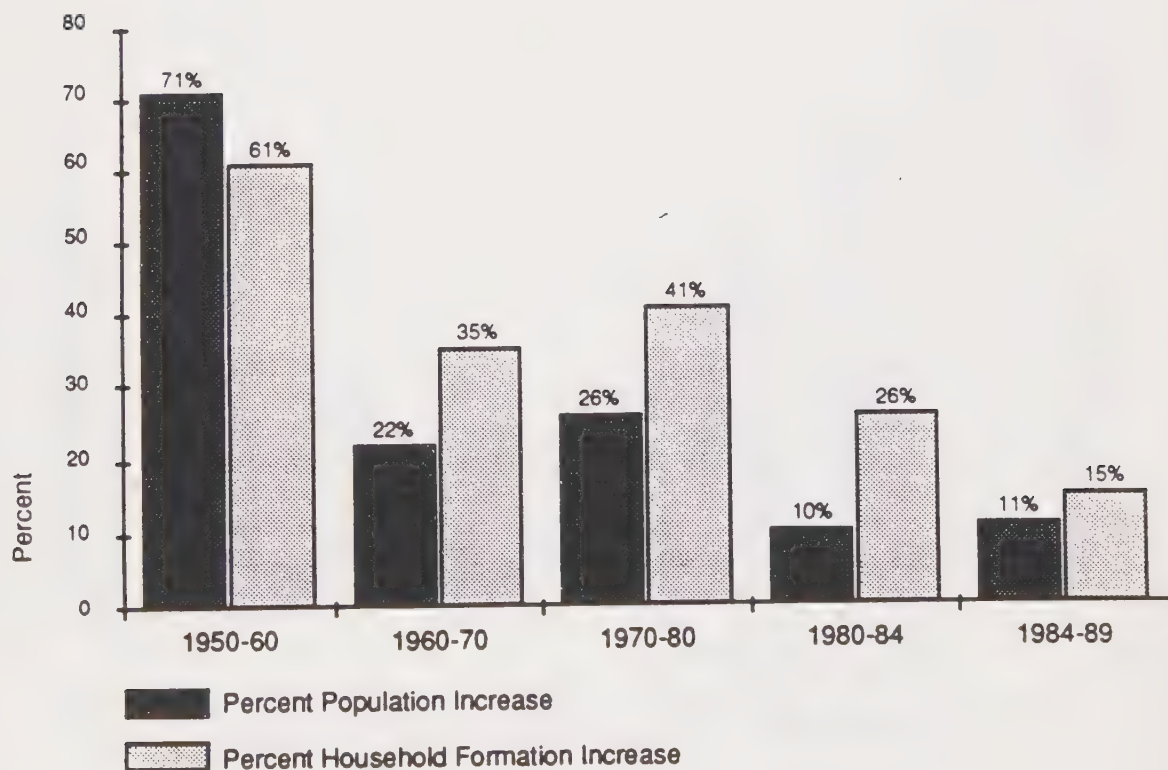
SOURCE: U.S. Census, Population Estimate by California Dept. of Finance, Estimate as of January 1, 1990

Figure 2
COMPONENTS OF POPULATION GROWTH
City of San Diego: 1950 - 1988



SOURCE: City of San Diego Planning Department, California Dept. of Health Services

Figure 3
POPULATION INCREASE VS. HOUSEHOLD FORMATION
City of San Diego, 1950-1989



SOURCE: U.S. Census and San Diego Planning Department

at an average annual rate of only 1.2 percent. Since population has grown at a faster rate than housing units since 1986, this suggests that overcrowding may be a bigger problem now than it was a few years ago.

The variety of factors influencing housing demand and household formation are addressed in greater detail in the following sections of this chapter.

D. Population Characteristics

1. Age and Sex

Age is an important demographic characteristic because housing demand is substantially influenced by the housing preferences of different age groups. Traditionally, young adults (20-34 years) and elderly (65 years and older) tend to favor apartments, low-to-moderate cost condominiums, and small single-family units. The 35-64 year population segment tends to prefer higher amenity apartments and condominiums and larger single-family houses because they tend to have higher incomes and larger households.

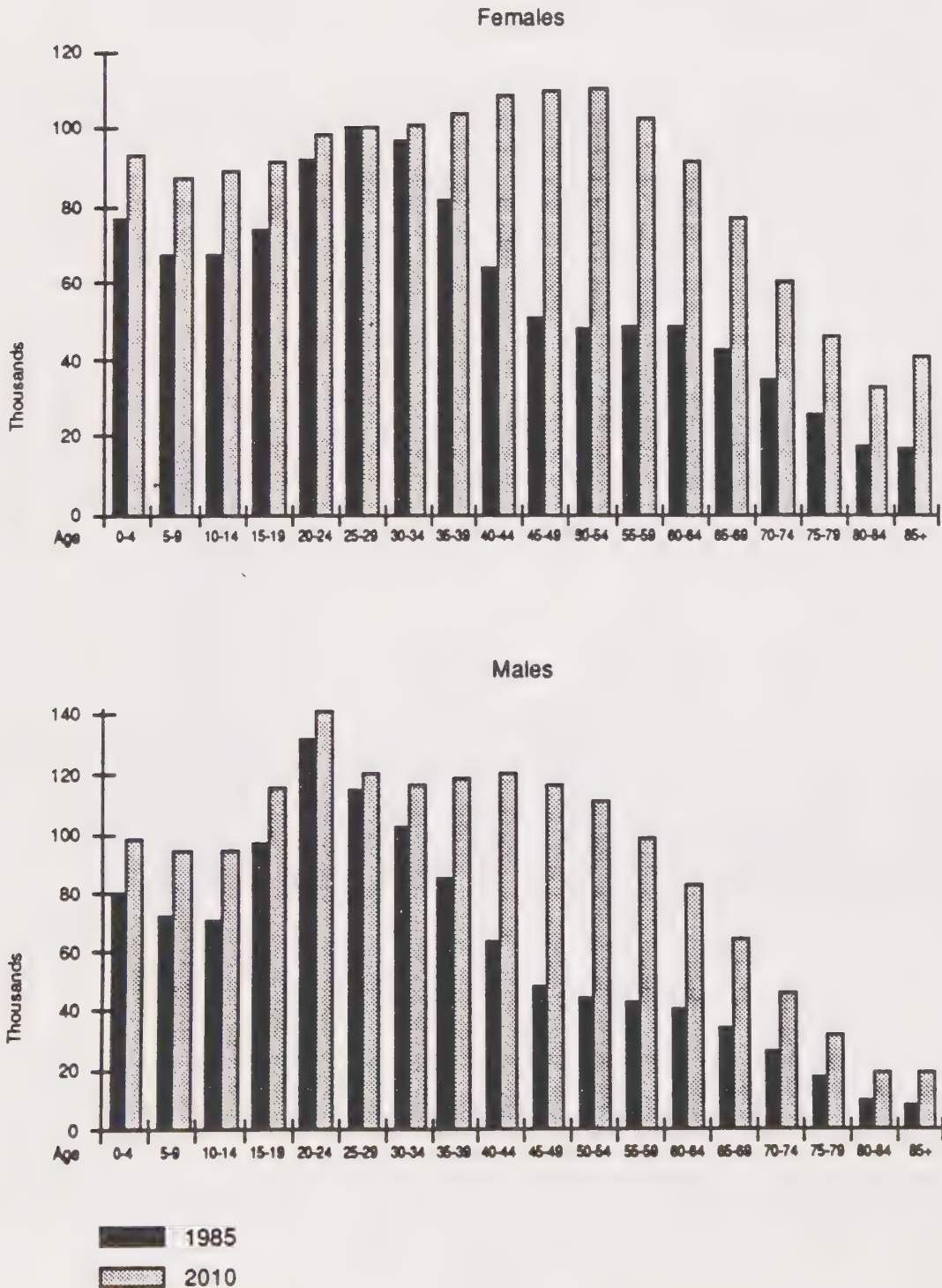
Figure 4 illustrates the San Diego region's current and projected population pyramid. According to the most recent (1988) Regional Growth Forecast of the San Diego Association of Governments (SANDAG), the median age of the population in the region is expected to rise sharply from 30.5 years in 1980 to 36 years in 1990. In the City of San Diego, the median age has risen from 28.4 years in 1980 to an estimated 30.5 years in 1990. By 1990, the 35-64 year age group was the fastest growing segment of the population. This trend is due to the San Diego region's expanding economy in the 1980's and the aging of the "baby boom" generation.

2. Household Size and Composition

The number of persons per household is often a critical determinant of housing types demanded in the market place (the mix among apartments, condominiums, and single family houses, and the size of the units). A small household (1-2 persons) traditionally requires a unit with 0-2 bedrooms while family households (3-4 persons) typically requires 3-4 bedrooms. Large households (5 or more persons) typically require 4 or more bedrooms. Household size also influences choice of location. For example, households with no children may be less concerned about locating within a given school district than households with children.

Due to such national trends as the postponement of marriage, declining birth rates, increasing divorce rates, and longer female life spans, the average household size has been declining steadily for 30 years. By 1987, the estimated household size nationally was 2.3 persons per household. In San Diego, the average household size has risen slightly since 1980, changing from 2.53 to 2.61 persons per household in 1990. By 1994,

Figure 4
AGE/SEX... REGIONAL HOUSING NEED STATEMENT
 San Diego Region 1985 - 2010



San Diego's average household size was estimated to have risen to 2.70. This variation from the national trend may be due to the high cost of housing in San Diego, forcing people who would otherwise live alone to share a unit or, in the case of some families, to double up.

SANDAG's Regional Growth Forecast projected the average household size in the City of San Diego to decrease to 2.48 by 1995 and to 2.42 by 2010. This would suggest a strong demand for smaller units. Until the disparity between housing costs and incomes is narrowed, the City may see more of a trend towards larger units or nontraditional living, such as shared housing.

The composition of the household population has also changed since 1980, reflecting similar changes at the national level. The proportion of married couples with and without children has decreased while the proportion of single-parents, single-person households, and unrelated individuals has increased since 1980. Table 1 compares household composition for 1980 and 1990 in the City of San Diego.

Table 1
Household Composition, 1980 vs. 1990
Percent Change

	1980	1990
Married Couples With Children	24.4	22.8
Married Couples Without Children	27.7	24.1
Single Parents	8.6	9.3
Single Persons and Unrelated Individuals	39.3	43.7
Total	100.0	100.0

Source: U.S. Census of Population, 1980 and 1990

Table 1 indicates that the proportion of married couples with and without children has decreased by about 5 percent while the proportion of single parents, single persons, and unrelated individuals has increased by a similar proportion.

3. Income

Income is one of the most important characteristics of housing need because it directly affects the range of housing prices and also strongly influences housing affordability. Household income is also directly related to housing tenure and type. As household income increases, the ratio of homeownership also tends to increase.

State law identifies four income categories: Very Low-Income; Low-Income; Moderate-Income; and Above Moderate-Income. Separate income limits exist for each household size for each income category.

Very Low-Income Households - Those households whose gross income is equal to 50 percent-or-less of the area median income.

Low-Income Households - Those households whose gross income is between 51 percent and 80 percent of the area median income.

Moderate-Income Households - Those households whose gross income is between 81 percent and 120 percent of the area median income.

Above Moderate-Income - Those households whose gross income is more than 120 percent of the area median income.

The most recent income estimates were developed at the county level by the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and the San Diego Association of Governments (SANDAG). Table 2 identifies the FY 94 median area income for a family of four in San Diego as \$45,400. Very low-income is estimated at \$22,700 for a four-person household; low-income is estimated at \$36,300 for a four-person household; and moderate-income is estimated at \$54,500 for a four-person household.

San Diego County's 1991 average annual pay of \$24,998 is nine percent lower than the 1991 average annual pay of \$27,499 for the state of California as a whole. Although pay levels in San Diego appear low relative to other metropolitan areas, relative pay levels have improved since 1980 when San Diego ranked 108 out of 314 metropolitan areas in the nation. By 1991, San Diego's ranking in average annual pay had climbed to 52 out of 320 metropolitan areas in the nation. These figures include both full-time and part-time workers but do not include military personnel, most students, self-employed persons, or unpaid family members.

According to the 1990 Census, 40.4 percent of the households in the San Diego were either very low- or low-income. Table 3 indicates the 1990 distribution of household income for San Diego.

TABLE 2
SAN DIEGO HOUSING COMMISSION LOW AND MODERATE INCOME
RENTAL RATE CALCULATIONS

EFFECTIVE: DRAFT

U.S. Department of Housing and Urban Development
 1994 SAN DIEGO MEDIAN INCOME **\$45,400**

No. of Bedrms	Utility Allow.*	Family Size	30%			Very Very Low Income 35%			40%			Very Low Income 50% **		
			Income	30%	RENT	Income	30%	RENT	Income	30%	RENT	Income	30%	RENT
STUDIO	\$37	ONE	\$9,550	\$239	\$202	\$11,100	\$278	\$241	\$12,700	\$318	\$318	\$15,900	\$398	\$361
ONE	\$42	TWO	\$10,900	\$273	\$231	\$12,700	\$318	\$276	\$14,550	\$364	\$364	\$18,150	\$454	\$412
TWO	\$53	THREE	\$12,250	\$306	\$253	\$14,300	\$358	\$305	\$16,350	\$409	\$409	\$20,450	\$511	\$458
	\$53	FOUR	\$13,600	\$340	\$287	\$15,900	\$398	\$345	\$18,150	\$454	\$454	\$22,700	\$568	\$515
THREE	\$62	FIVE	\$14,700	\$368	\$306	\$17,150	\$429	\$367	\$19,600	\$490	\$490	\$24,500	\$613	\$551
	\$62	SIX	\$15,800	\$395	\$333	\$18,450	\$461	\$399	\$21,050	\$526	\$526	\$26,350	\$659	\$597
FOUR	\$73	SEVEN	\$16,900	\$423	\$350	\$19,700	\$493	\$420	\$22,500	\$563	\$563	\$28,150	\$704	\$631
FIVE	\$86	EIGHT	\$18,000	\$450	\$364	\$20,950	\$524	\$438	\$23,950	\$599	\$599	\$29,950	\$749	\$663

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No. of Bedrms	Utility Allow.*	Family Size	60%			65%			70%			Low Income 80% **		
			Income	30%	RENT	Income	30%	RENT	Income	30%	RENT	Income	30%	RENT
STUDIO	\$37	ONE	\$19,050	\$476	\$439	\$20,650	\$516	\$479	\$22,250	\$556	\$519	\$25,400	\$635	\$598
ONE	\$42	TWO	\$21,800	\$545	\$503	\$23,600	\$590	\$548	\$25,400	\$635	\$593	\$29,050	\$726	\$684
TWO	\$53	THREE	\$24,500	\$613	\$560	\$26,550	\$664	\$611	\$28,600	\$715	\$662	\$32,700	\$818	\$765
	\$53	FOUR	\$27,250	\$681	\$628	\$29,500	\$738	\$685	\$31,800	\$795	\$742	\$36,300	\$908	\$855
THREE	\$62	FIVE	\$29,400	\$735	\$673	\$31,850	\$796	\$734	\$34,300	\$858	\$796	\$39,200	\$980	\$918
	\$62	SIX	\$31,600	\$790	\$728	\$34,250	\$856	\$794	\$36,850	\$921	\$859	\$42,150	\$1,054	\$992
FOUR	\$73	SEVEN	\$33,800	\$845	\$772	\$36,600	\$915	\$842	\$39,400	\$985	\$912	\$45,050	\$1,126	\$1,053
FIVE	\$86	EIGHT	\$35,950	\$899	\$813	\$38,950	\$974	\$888	\$41,950	\$1,049	\$963	\$47,950	\$1,199	\$1,113

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No. of Bedrms	Utility Allow.*	Family Size	Moderate Income 90%			100%			110%			Moderate Income 120%		
			Income	30%	RENT	Income	30%	RENT	Income	30%	RENT	Income	30%	RENT
STUDIO	\$37	ONE	\$28,600	\$715	\$678	\$31,800	\$795	\$758	\$34,950	\$874	\$837	\$38,150	\$954	\$917
ONE	\$42	TWO	\$32,700	\$818	\$776	\$36,300	\$908	\$866	\$39,950	\$999	\$957	\$43,600	\$1,090	\$1,048
TWO	\$53	THREE	\$36,750	\$919	\$866	\$40,850	\$1,021	\$968	\$44,950	\$1,124	\$1,071	\$49,050	\$1,226	\$1,173
	\$53	FOUR	\$40,850	\$1,021	\$968	\$45,400	\$1,135	\$1,082	\$49,950	\$1,249	\$1,196	\$54,500	\$1,363	\$1,310
THREE	\$62	FIVE	\$44,150	\$1,104	\$1,042	\$49,050	\$1,226	\$1,164	\$53,950	\$1,349	\$1,287	\$58,850	\$1,471	\$1,409
	\$62	SIX	\$47,400	\$1,185	\$1,123	\$52,650	\$1,316	\$1,254	\$57,950	\$1,449	\$1,387	\$63,200	\$1,580	\$1,518
FOUR	\$73	SEVEN	\$50,650	\$1,266	\$1,193	\$56,300	\$1,408	\$1,335	\$61,950	\$1,549	\$1,476	\$67,550	\$1,689	\$1,616
FIVE	\$86	EIGHT	\$53,950	\$1,349	\$1,263	\$59,950	\$1,499	\$1,413	\$65,900	\$1,648	\$1,562	\$71,900	\$1,798	\$1,712

* Based on an average of Section 8 utility allowances - apartments (effective 2/93)

** This income information is based on U.S. Department of Housing and Urban Development figures for low (80%) and very low (50%) income households in San Diego County published June 1994.

1. Income = Gross annual income adjusted by family size.

2. 30% = The monthly amount of family income used for housing expenses. (Annual Income divided by 12 months times .30)

3. Rent = 30% of the family income (as calculated in 2. above) less the utility allowance.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development (HUD) median income for San Diego County. Specific program requirements may vary. Please contact the San Diego Housing Commission for specific program information.

SDHC Form 6484-12 Rev. 6/94

Table 3
Distribution of Household Income, City of San Diego, 1990

Income Category	Households	Percent
Very Low-Income	96,792	23.8
Low-Income	67,774	16.8
Moderate-Income	82,575	20.3
Above Moderate-Income	159,175	39.1
Total	406,316	100.0

Source: 1990 Census of Population and Housing

Comparison of this income data with results from the 1980 census reveals that the 1990 proportion of very low- and low-income households has decreased slightly since 1980 (40.4% for 1990 vs. 42% for 1980).

4. Ethnicity

The ethnic characteristics of the population are important to an analysis of housing needs because the cultural influences of ethnicity tend to be reflected in preferences for housing type, location, associated amenities, and household composition. The most significant change in the ethnic composition of San Diego's population since 1980 has been the growth of the Asian and Hispanic segments of the population. The Asian population segment grew by 117 percent from 1980 to 1990. The Hispanic population increased by 76 percent from 1980 to 1990. Table 4 illustrates changes in the ethnic composition of San Diego's population between 1980 and 1990.

Table 4
Change in Ethnic Composition, 1980-1990
City of San Diego

	1980		1990		1980-1990
	No.	%	No.	%	% Change
Native American	6,481	0.74	5,052	0.45	-22.0
Asian/Pacific Islander	57,716	6.61	125,391	11.29	117.0
African-American	76,187	8.73	98,852	8.9	30.0
White	601,960	68.96	651,735	58.69	8.0
Hispanic ⁷	130,613	14.96	229,519	20.67	76.0
Total	872,957	100	1,110,549	100	27.0

E. Housing Characteristics

This section describes the current profile of the San Diego housing market, including changes since the 1986 Housing Element Update was prepared. It includes information on basic characteristics of San Diego's housing stock, vacant units, housing costs and affordability, and existing lower-income housing.

1. Size and Types

Single-family detached dwellings continue to dominate the local housing inventory, although their proportion has declined steadily from 65 percent of all housing units in 1970 to 55.8 percent by 1990, according to the 1990 Census. Although the percentage of single-family detached units has declined, single-family attached units have grown markedly, increasing from 1.1 percent of the total housing stock in 1980 to 8.9 percent in 1990. The growth of single-family attached units seems to be in response to escalating housing costs in San Diego and to the reduced availability of suitable sites for single-family housing.

⁷Source: U.S. Census of Population and Housing, 1980 and 1990.

As the proportion of single-family detached units has declined, the proportion of multi-family units increased steadily from 31 percent of the total housing stock in 1970 to 41 percent of the total housing stock by 1990. The most significant growth among multi-family units has been in buildings having 5-or-more units. Table 5 illustrates the number of units completed annually since 1980 by number of units in a structure. The growth of multi-family development may be in response to (1) rising land prices requiring higher densities and (2) smaller household sizes, creating higher demand for multi-family units.

Since 1990, however, as the amount of new housing unit completions slowed in general, so did multi-family completions. In 1993, the proportion of housing unit completions in structures having 5-or-more units comprised only about 50% of the total units completed that year. For every previous year going back to 1980, this proportion was between 60% and 70% annually.

Table 5
Units Completed by Size of Structure
City of San Diego, 1980-1993

Units Per Structure			
	1	2-4	5+
1980	2,435	926	3,749
1981	1,989	1,044	3,983
1982	1,158	483	2,223
1983	3,257	470	2,520
1984	4,104	1,147	5,072
1985	4,677	1,373	7,138
1986	5,276	1,336	11,673
1987	4,054	1,180	8,807
1988	3,632	815	7,525
1989	2,362	489	5,365
1990	2,060	622	4,107
1991	1,319	384	3,277
1992	1,279	375	2,836
1993	1,306	295	1,603
Total	38,908	10,939	69,888

Source: San Diego City Planning Department, Development Monitoring System, California Department of Finance

Housing type traditionally is related to household size. Thus, single-family detached units have the largest number of persons per household (2.89 in 1990) while multi-family structures have fewer persons per household. The more units in a multi-family building, the smaller the household size tends to be. Buildings having 5 or more units had the smallest average household size (2.08 persons per unit in 1990).

Throughout the 1950's and 1960's, housing sizes increased steadily. In the 1950's, the average unit had 1,100 square feet; by 1978, the average size had increased to 1,760 square feet. During the same period that unit sizes increased, households actually decreased.

By 1980, unit sizes began to shrink in order to reduce escalating housing costs. Between 1977 and 1981, the average single-family unit declined in size from 1,760 square feet to 1,550 square feet. By 1987, the median size for a single family house was estimated at 1,725 square feet (U.S. Bureau of the Census).

The size of housing units in San Diego has followed the national historic trend. 1980 Census data indicated that the average dwelling unit had 2.3 bedrooms, a figure which was comparable to the City's median household size of 2.2 persons.

While owner-occupied units yielded a perfect match of 2.4 bedrooms for 2.4 persons, the average rental unit had 2.1 bedrooms for a median 1.9 persons per unit. Rental units are typically smaller than owner-occupied units, reflecting the lower likelihood for renters to have children, the relative ease with which renters can move to accommodate changes in household size, and the fact that renters tend to have less income than owners.

In 1980, rental units with more than two bedrooms constituted only 20 percent of the rental stock while 70 percent of owner-occupied units had more than two bedrooms. The small supply of rental units with more than two bedrooms tends to create a problem for large lower-income households who cannot afford an owner-occupied unit. This problem is explored further in the section on Housing Costs, Income and Affordability in Background Appendix III.

Since 1980, the size of owner-occupied units has continued to increase. According to a study by The Meyers Group, by the first quarter of 1989, the median size of a detached single-family house had grown to 2,000 square feet.⁸ However, by 1991, the size of single-family units had begun to shrink in response to

⁸San Diego's Housing Market: Are Today's Sunny Skies Tomorrow's Drought?, The Meyers Group, July, 1989, pp. 12-14.

recessionary economic conditions. Also, condominium units have become an increasingly popular alternative. The 1990 Census indicated that condominium units comprised approximately 12 percent of the total housing stock. Local builders suggest that the typical condominium unit tends to be approximately 1,100 square feet.

2. Age of Housing

Age is an important indicator of housing condition. One measure of age is the number or percentage of housing units built before 1940. Most of the housing stock in San Diego is relatively new. Only 10 percent of San Diego's housing stock was built before 1940; on the contrary, 46 percent of the housing stock has been built since 1970. Table 6 illustrates the number of housing units built in San Diego by decade.

Table 6
Age of Housing Stock, City of San Diego

Years	Units	Percent
Before 1940	44,373	10
1940-1949	35,619	8
1950-1959	72,414	17
1960-1969	77,111	18
1970-1979	108,946	25
1980-1989	94,649	22
Total	433,112	100

Source: Regional Housing Needs Statement, July, 1990

3. Tenure

The rate of owner-occupied housing units vs. rental units is an important indicator of stability. According to 1990 Census housing stock data, 48 percent of San Diego's housing stock is owner-occupied, while 52 percent is renter occupied. Historically, the rate of homeownership in San Diego has been below that of both the state and the nation. (In 1990, the U.S. homeownership rate was 64 percent and the rate in California was 59 percent.) The primary reasons for San Diego lagging behind in homeownership are: (1) San Diego's population composition which includes a high proportion of transient military personnel and students; and (2) a wide disparity between San Diego's income levels and the high cost of housing locally.

4. Condition

The condition of the housing stock is a result of a variety of factors including age of the housing stock, extent of overcrowding, and the availability of plumbing for exclusive use.

Most of San Diego's housing stock is in good condition. As was previously stated, ninety percent of the housing stock was built since 1940. According to San Diego's 1993-1998 Comprehensive Housing Affordability Strategy, approximately 24,000 units, or about 6 percent of the total housing stock, are in need of rehabilitation.

Finally, as of 1990, San Diego had 42,532 units, or about 10.5 percent of the total housing stock, which met the U.S. Census Bureau definition of overcrowding (a housing unit containing more than one person per room). This represents a 123 percent increase from the 1980 figure of 19,072 overcrowded units.

This high magnitude of increase is likely due to a continued high demand for housing in the 1980's generated by (1) a household formation rate which outpaced population growth by 9 percent in the 1980's and (2) net in-migration, relative to a reduction in the number of new units constructed in the last few years, thus contributing to an accelerated rise in housing costs. The impact of the high housing costs is exacerbated by the relatively low income levels in San Diego.

5. Vacant Units and Vacancy Rate

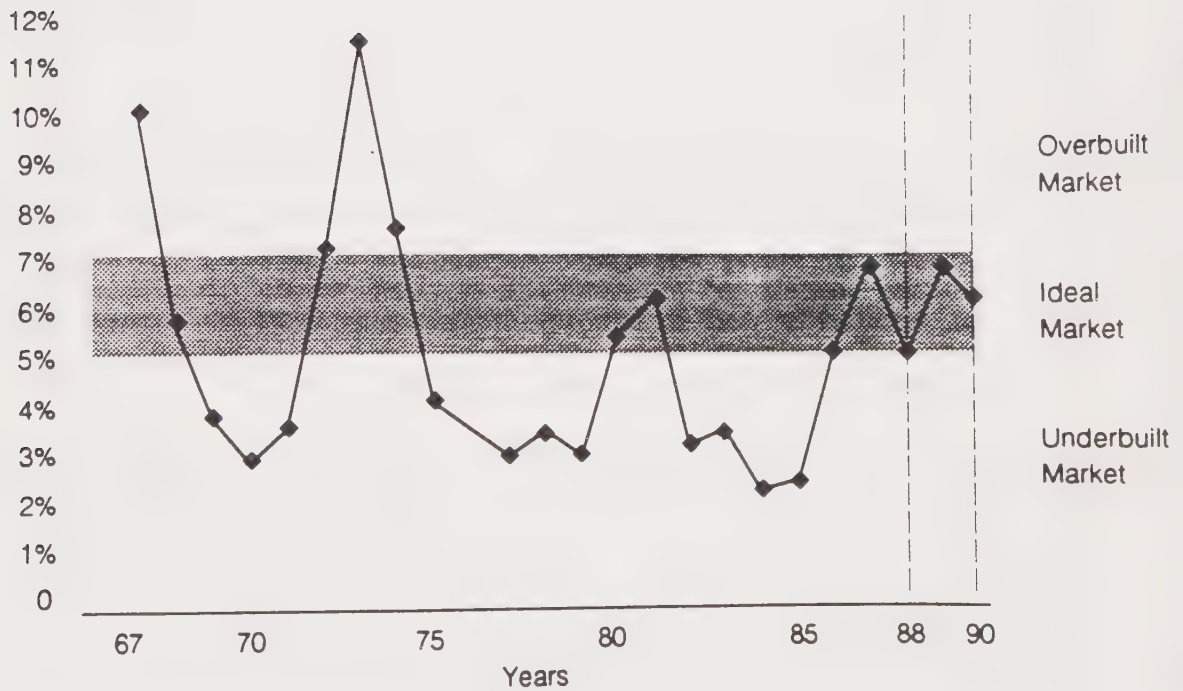
Vacant units include (1) those units which are readily available to prospective tenants or homebuyers and (2) vacant seasonal and migratory units which are generally unavailable to the public.

The vacancy rate is a function of the relation between the cost, supply, and demand for housing. It indicates what proportion of the active housing stock is available to prospective tenants or homebuyers for occupancy over a given time period.

In an ideal housing market, some housing units should always be vacant and available at any given time to households seeking shelter. Ideally, the vacancy rate should fall between an overbuilt market (usually considered about seven percent vacancy) and an underbuilt market (below 3 percent vacancy). An overbuilt market implies mounting mortgage risks for lenders, investors, and developers; while an underbuilt market tends to restrict residential mobility and drive up housing prices as households compete for limited available units.

Figure 5 illustrates the cyclical nature of the apartment vacancy rate in San Diego. Since 1966, the apartment vacancy rate has ranged from a high of 11.5 percent in 1972 to a low of

Figure 5
APARTMENT RENTAL VACANCY RATES
 City of San Diego



Source: FHLB Bulletin No. 694 San Diego Apartment Association
 Association U.S. Bureau of the census, 1970, 1980
 City of San Diego Planning Department, 1985, 1986, 1987, 1988

2.1 percent in 1983. As of January 1, 1994, the apartment vacancy rate was determined by the San Diego Planning Department to be 9.6 percent, thus falling in the "overbuilt" range.

6. Existing Lower-Income Affordable and Assisted Housing

As of 1989, approximately 12,000 publicly-assisted low-income units had been produced in the City. Much of the assistance was channeled through the San Diego Housing Commission. This estimate does not include state and federal rental assistance provided to individual tenants by the Housing Commission. These 12,000 units include: (1) those whose rents are guaranteed to be affordable to a low-income household and (2) those which provide additional housing opportunities for low-income households, although their terms of affordability may vary. An unknown number of additional units have been produced by the private sector with no public assistance. Existing publicly assisted low-income housing units as of July 1, 1989, are classified as follows in Table 7:

Table 7
Existing Publicly Assisted Low-Income Housing Units
City of San Diego, July, 1989

Type	Units Guaranteed Affordable to Low- Income Households	Units Which Provide Opportunities for Low-Income Households
Multi-Family Bonds	0	1,908
Low-Income Tax Credits	273	0
Density Bonus	0	869
Elderly	34	0
Mobile Homes	0	94
Public Housing	1,194	0
Single Room Occupancy	128	1,213
Military	0	6,000
For Sale Units	0	220
Coastal Housing Replacement	0	87
Total	1,629	10,391

An additional 3,000 housing units have been developed with HUD subsidies and/or FHA insured mortgages. These units are potentially subject to mortgage prepayment and/or expiration of their rent subsidy commitments. Either of these events would mean that the units could be converted to market-rate status and lost from the low-income inventory. This problem will be addressed in greater detail in Chapter III.

F. Employment Trends and Forecasts

Total employment in San Diego County as of December 1993 was estimated at 1,135,300, a decrease of 2.6 percent since January 1990. This decrease reflects the recessionary economic condition affecting California and the San Diego region thus far during the 1990's. More than 75,000 wage and salary jobs were eliminated in the San Diego region between mid-1990 and the end of 1993. Nearly one-third of these were relatively high paying manufacturing jobs. During the same time period, total population increased by 5.9 percent, suggesting that employment growth is not keeping pace with population growth.

Table 8 indicates the percentage change in the various segments of San Diego's employment between January 1990 and December 1993. Every segment shows a decrease in employment except for services and government. Employment in services increased by 9.1 percent during the period, while government employment increased by 4.8 percent. According to estimates by the Employment and Research Division of the California Employment Development Department and SANDAG, the highest number of new jobs are expected to be in the service and wholesale/retail trade sectors. Most of these occupations tend to pay relatively low wages.

Table 8
Percent Change in Employment Sectors
San Diego County January, 1990 - December, 1993

Employment Sector	January 1990	December 1993	% Change
Mining	800	500	37.5
Construction	61,700	39,500	36.0
Manufacturing	136,400	113,500	16.8
Transportation, Communication, Utilities	36,100	34,900	3.3
Trade (Wholesale/Retail)	239,500	216,200	9.7
Finance, Insurance, Real Estate	66,700	59,400	10.9
Services	261,600	285,300	9.1
Government	172,700	285,300	4.8
Agriculture	9,300	8,700	6.4

Source: San Diego Economic Bulletin, San Diego Chamber of
Commerce, January 1994 & March 1990

II. HOUSING NEEDS ASSESSMENT

A. Purpose

This chapter forms the foundation upon which housing goals and objectives, policies and recommendations, and implementing actions are based. This foundation includes an analysis of the housing needs of all segments of the current and projected San Diego population and describes the special housing needs of individual segments of the population.

B. Key Findings

- * As of April 1994, the median cost for a single-family detached previously-occupied house in San Diego County was \$185,000, representing a .8 percent decrease from the previous year and a 7.5 percent decrease from 1990, when housing prices in San Diego reached a peak. Since 1990, the median housing cost has fallen each year, reflecting the economic downturn experienced nationally and locally.
- * With the decline in home prices during the early 90's, there has also been a decline in mortgage interest rates, thereby increasing affordability within the city. In 1990, only 18 percent of San Diego County households could afford the median priced single-family house. By 1994, that percentage had risen to 42 percent. The rise is primarily attributable to lower housing costs and lower interest rates which emerged during the downturn in the economy.
- * As of March 1994, average apartment rents ranged from \$521 per month for a studio to \$823 per month for a 3-bedroom unit. Between 1989 and 1994, rents have increased very slowly, falling behind inflation.
- * Relatively few housing units in San Diego are demolished because they are substandard. Units are typically demolished to take advantage of rising land values and achieve the "highest and best use" for a given site.
- * As of July 1, 1990, downtown redevelopment projects had resulted in the removal of 563 residential units, the development of 452 new very low-income units, 59 low-income units, and 177 moderate-income units. Altogether, 2,105 new residential units have been developed downtown through redevelopment.

- * Several other redevelopment project areas in the city have made housing a cornerstone of their revitalization plans.
- * It is difficult to utilize manufactured housing--better known as mobilehomes--in San Diego primarily because high land costs make it economically unattractive. Consequently, only 5,150 spaces for manufactured housing units exist in San Diego; those units, however, are an important source of affordable housing.
- * A variety of possible strategies have been preliminarily identified to preserve low-income units threatened with mortgage prepayment or expiration of their rental subsidies.
- * Various population subgroups have special housing needs. These groups include the elderly, handicapped and disabled, large families, the military, students, female heads-of-households, farmworkers, the homeless, and refugees. The needs of each subgroup are addressed individually later in the body of this chapter.

C. Housing Costs, Income and Affordability

Housing costs and affordability are vital issues affecting many San Diegans today. The federal standard definition of affordability for rental housing is that a household should spend no more than 30 percent of its gross income for monthly housing costs, including utilities. For homeowners, affordability is typically defined as paying no more than 35 percent of gross monthly income for mortgage, insurance, and taxes. Lower income households tend to have a particularly difficult time finding affordable housing given costs in San Diego. This subsection addresses the relationships between housing costs, income, and affordability for both renters and owners.

1. Owner-Occupied Housing

As of April 1994, according to the San Diego Chamber of Commerce, the median cost for a single-family detached previously-occupied home was \$185,000. This figure represents a 7.5 percent decrease from the 1990 peak median value of \$200,000, reflecting the economic recession which began in late 1990/early 1991.

The price reduction in single-family homes, as well as falling interest rates during most of the period between 1990 and 1994, has had the effect of significantly increasing the rate of affordability for single-family housing. Another contributing factor has been the tendency of many financial institutions during this period to relax lending criteria in order to attract more first-time homebuyers. By assisting this segment of the

market, banks are addressing requirements under the Community Reinvestment Act to broaden service, including mortgage lending, in minority and low- and moderate-income areas. Finally, the increase in the City's homeownership affordability rate can be attributed in part to the recent availability of public funding for homeownership opportunities for low-income first-time homebuyers. In San Diego this funding has come from a variety of sources such as redevelopment financing, local monies made available through the Housing Trust Fund, federal monies provided through the HOME Investment Partnership Program and tax assistance channeled through the Mortgage Credit Certificate Program. Since the inception of the City's first-time homebuyer program in the early 1990s, approximately 1,150 households have been able to purchase a home. When taken together, each of the above factors has helped to change local statistics on affordability. As of 1990, only 18 percent of San Diego households could afford the median priced house. In March 1994, that figure had risen to 42 percent. Whether the affordability rate will continue to grow is questionable, particularly since many of the factors which influence it are transitory in nature, such as interest rates and lower home prices. In fact, with general signs of improvement in the economy, we have also begun to see increases in home prices and interest rates. Consequently, unless incomes also begin to rise, the homeownership affordability rate is certain to begin declining again.

A July 1994 study of 50 major metropolitan areas by U.S. Housing Markets found that when average income is compared to average home purchase prices, San Diego is the nation's fourth least affordable housing market for owner-occupied housing, with 24 percent of average household income needed for monthly payments on an average conventional mortgage. (This ratio does not include utilities here.) San Diego ranks behind only Los Angeles, San Francisco, and New York City as the least affordable housing markets in the nation. Table 9 summarizes findings for these cities.

Table 9
Least Affordable Housing Markets, July 1994

City	Home Price (a)	Avg Monthly Income (b)	Share Income (c)
Los Angeles CMSA	\$226,900	\$5,380	26.6%
San Francisco CMSA	248,800	5,950	25.0
New York City CMSA	200,600	6,240	24.1
San Diego	192,500	4,800	24.1
Chicago CMSA	167,100	5,500	23.3

Source: U.S. Housing Markets, July, 1994

- (a) Home prices based on mortgages closed in first five working days of each month, reported by representative S & L's, commercial banks, mortgage bankers, and mutual savings banks.
- (b) Monthly incomes for local areas are derived from U.S. Bureau of Economic Analysis state data.
- (c) Share Income refers to share of income required to support a benchmark conventional fixed-rate 30-year loan with an 80% loan-to-value ratio.

This data suggests that low- and moderate-income first-time homebuyers who do not have substantial savings to use as a downpayment or who do not have access to government programs will be at a particular disadvantage in attempting to purchase a home.

2. Rental Housing

As of 1990, about 61 percent of all rentals in San Diego were apartment units, with the remainder being single-family homes and condominiums. Table 10 illustrates average rents in the San Diego region as of March 1994.

Table 10
Apartment Average Rental Rates by Zip Code Subareas
San Diego Region, March, 1994

Studio	1 Br	2 Br	3 Br
\$521	\$586	\$700	\$823

Source: Economic Bulletin, Greater San Diego Chamber of Commerce, June 1994.

Between 1989 and 1994, rents for one-bedroom units increased by 6 percent and rents for two bedroom units increased by 5.7 percent. At the same time, the Consumer Price Index in San Diego increased by 20.6 percent. Between 1988 and 1991 (most recent year for which data is available), the average annual pay in San Diego increased by 12.7 percent. Therefore, rents have not kept pace with either inflation or income. It appears that one positive benefit of the recession is that it has increased the affordability of rental housing.

Although rents have not kept pace with inflation and income in San Diego in recent years, affordability is still very much a problem for low- and very low-income renters.

Table 2 on page 18 identifies affordable monthly housing costs, including utilities for very low-, low-, and moderate-income households, differentiated by size-of-household and relation to median income in the City of San Diego. This table indicates that in 1994, an affordable housing unit for a two-person household whose income is equal to 60 percent of median area income should rent for no more than \$545 including utilities. After adjusting for utilities, when the affordable rental rates in Table 2 are compared to the average rental rates in Table 10, it can be seen that only two-person households near the top end of the low-income scale can afford to rent a one-bedroom unit. A gross income of \$23,600 is necessary to afford the average one-bedroom unit renting for \$581 per month. Therefore, the average one-bedroom rental unit is unaffordable to all one- and two-person very low-income households, most one-person low-income households, and most two-person low-income households.

For two-bedroom units, the average rent is \$700. This level of rent requires an income of at least \$29,050 to be affordable.

The relationship between income and affordability is particularly problematic for large, lower-income households. For example, a 6-person household at the 50 percent level of median area income would have an income of \$26,350 and could afford to spend \$659 per month for housing. However, the average cost for a three-bedroom apartment is \$823 per month which would require an income of \$32,920 to be affordable. For a 6-person household, \$32,920 is just over the 60 percent level of median area income.

The average cost of a one-bedroom or two-bedroom rental unit is unaffordable to many low-income households and all very low-income households. In the south part of San Diego, market-rate rents are lower than the citywide averages. Table 11 indicates the number of market-rate rental units which are affordable at the 50 percent and 80 percent levels of median family income.

Table 11
Affordability of Market-Rate Rental Units in
South City Communities

Community	Units at 50% of MFI	Units at 80% of MFI
Centre City	91	2,393
Golden Hill	951	2,976
Mid-City	1,217	13,294
North Park	669	14,611
Skyline-PHs	137	4,249
Southeast	2,876	8,850
Total	5,941	46,373

Source: Comparable Rent Survey Conducted by San Diego Housing Commission, 1994

The rental needs for moderate-income and above moderate-income households throughout the City can be met through existing market mechanisms with no subsidies required, except for large moderate-income households of six members or more.

D. Rehabilitation vs. Replacement

According to San Diego's Comprehensive Housing Assistance Strategy (CHAS), about 24,000 housing units are in need of, and suitable for, rehabilitation. Table 12 summarizes this information for both owner-occupied and rental units.

Table 12
Substandard Units Suitable for Rehabilitation
City of San Diego, 1993

Substandard Units	Owner	Renter	Total
Occupied	11,768	12,597	24,365
Vacant	236	847	1,083
Total	12,004	13,444	25,448
Units Suitable for Rehabilitation			
Occupied	10,709	11,463	22,172
Vacant	215	771	986
Total	10,924	12,234	23,158
Units Not Suitable for Rehabilitation	1,080	1,210	2,290

Relatively few housing units in San Diego are demolished because they are substandard. More units are demolished for redevelopment where escalating land values present a strong inducement for property owners to redevelop their property to a higher intensity. Data from the City's Building Permit Information System indicates that since 1985, approximately 6,000 housing units were built on sites which had a pre-existing structure on it. Based on past development trends, it can be assumed that the vast majority of these units were built for private redevelopment purposes to take advantage of rising property values.

The San Diego Housing Commission has taken an active role in rehabilitation, having rehabilitated 4,113 units, primarily for lower-income residents through FY 1990. This total includes 1,457 owner-occupied units and 2,656 rental units. The Housing Commission's residential rehabilitation loan program concentrates on target neighborhoods to create visible improvements. In addition to low-interest financing and Community Development Block Grant funding, participating owners receive technical assistance regarding needed repairs, financing arrangements, contractor-bidding procedures, and quality control during construction. Figures 6 and 7 indicate the location of areas eligible for the Housing Commission's Rental Rehabilitation and Homeowners Rehabilitation Programs in 1990.

E. Redevelopment

State and local laws have conveyed certain requirements on redevelopment projects with respect to housing. The California Redevelopment Law requires that twenty percent of tax increment revenue derived from a redevelopment project area be set aside to improve the supply of housing for very low-, low-, and moderate-income households. Additionally, redevelopment plans approved in the City of San Diego typically include minimum requirements for provision of housing to low- and moderate-income households. These requirements are detailed in the following paragraphs.

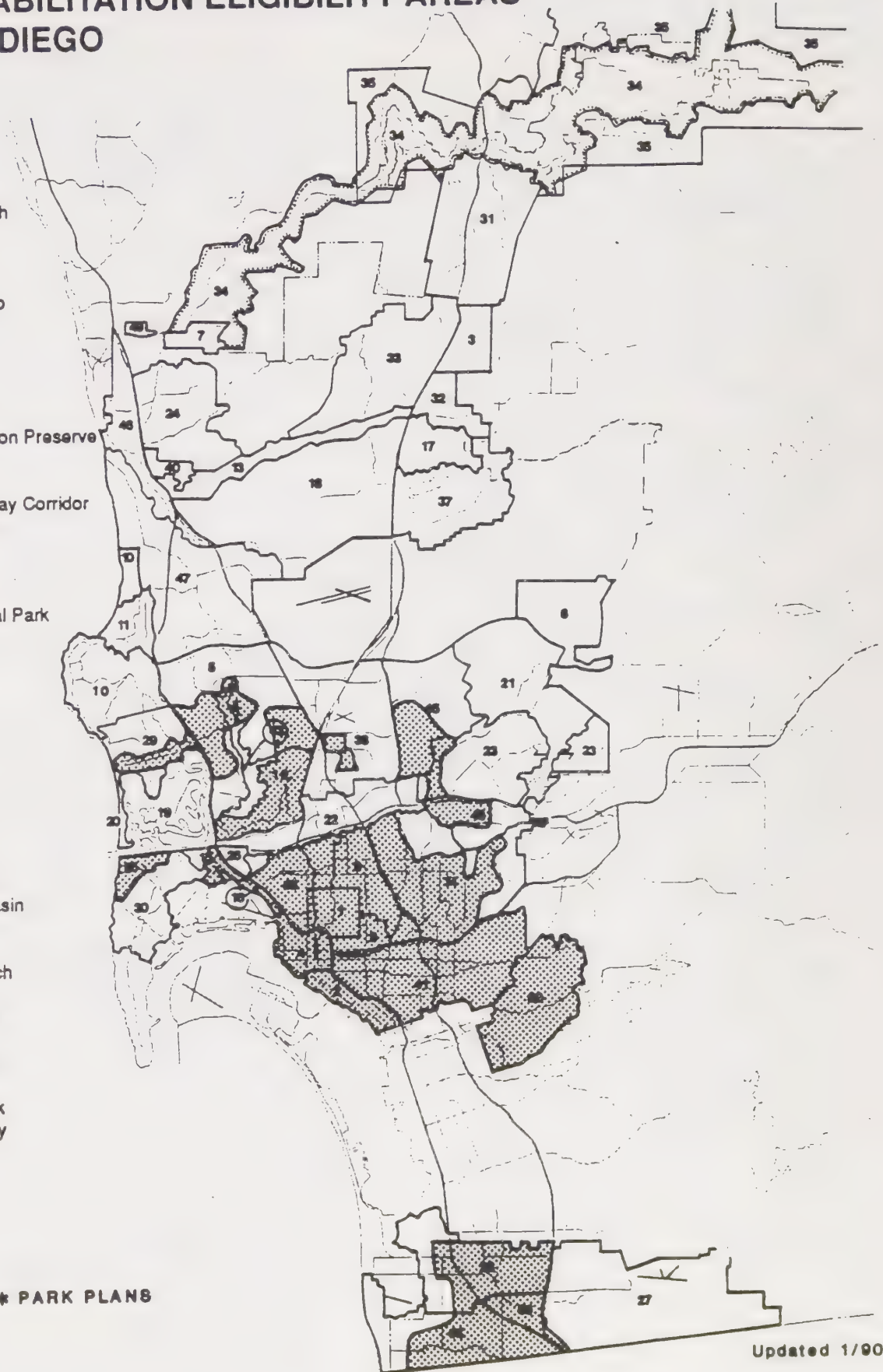
Three redevelopment areas have been established in San Diego. Each of these areas is administered by a public nonprofit corporation established under the auspices of the City's Redevelopment Agency. The corporations include Centre City Development Corporation (CCDC), the Southeastern Economic Development Corporation (SEDC), and the Mid-City Development Corporation (MCDC). In addition, the Office of Economic Development Services administers several redevelopment projects located outside the CCDC, SEDC, and MCDC areas. These projects include: City College, The Market Street Industrial Park, The Linda Vista Shopping Center, and The College Grove Shopping Center.

FIGURE 6

RENTAL REHABILITATION ELIGIBILITY AREAS CITY OF SAN DIEGO

- * 1. Balboa Park
- 2. Barrio Logan
- 3. Carmel Mountain Ranch
- 4. Centre City
- 5. Clairemont Mesa
- 6. East Elliott
- 7. Fairbanks Country Club
- 8. Greater Golden Hill
- 9. Greater North Park
- 10. La Jolla
- 11. La Jolla Shores
- 12. Linda Vista
- * 13. Los Penasquitos Canyon Preserve
- 14. Mid-City
- 15. Midway
- 16. Midway/Pacific Highway Corridor
- 17. Miramar Ranch North
- 18. Mira Mesa
- * 19. Mission Bay Park
- 20. Mission Beach
- * 21. Mission Trails Regional Park
- 22. Mission Valley
- 23. Navajo
- 24. North City West
- 25. Ocean Beach
- 26. Old San Diego
- 27. Otay Mesa
- 28. Otay Mesa/Nestor
- 29. Pacific Beach
- 30. Peninsula
- 31. Rancho Bernardo
- 32. Sabre Springs
- 33. Rancho Penasquitos
- 34. San Dieguito River Basin
- 35. San Pasqual Valley
- 36. San Ysidro
- 37. Scripps Miramar Ranch
- 38. Serra Mesa
- 39. Skyline/Paradise Hills
- 40. Sorrento Hills
- 41. Southeast San Diego
- 42. College Area
- * 43. Tecolote Canyon Park
- 44. Tia Juana River Valley
- 45. Tierrasanta
- 46. Torrey Pines
- 47. University
- 48. Uptown
- 49. Via De La Valle

* PARK PLANS



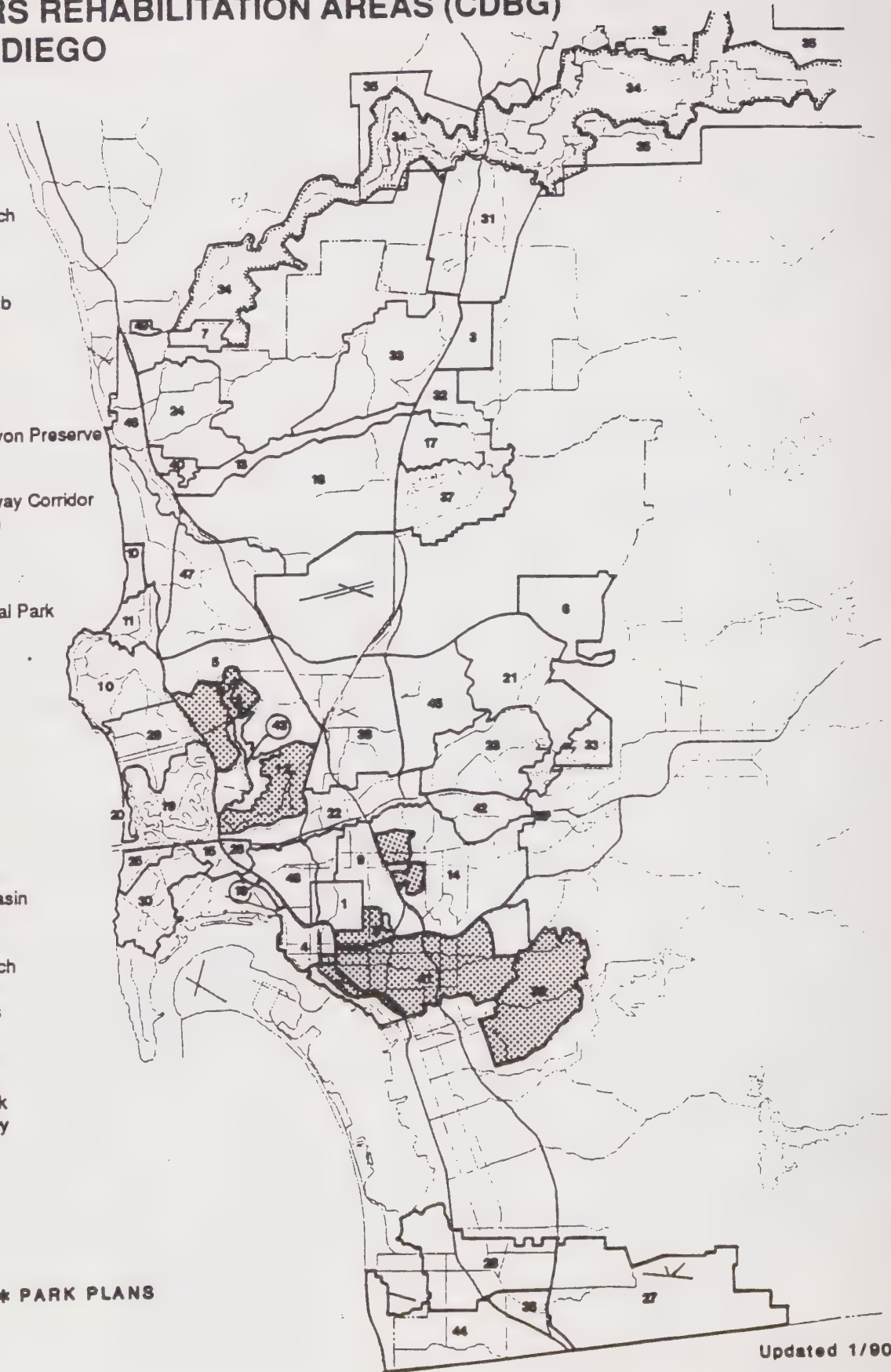
Updated 1/90

FIGURE 7

HOMEOWNERS REHABILITATION AREAS (CDBG) CITY OF SAN DIEGO

- * 1. Balboa Park
- 2. Barrio Logan
- 3. Carmel Mountain Ranch
- 4. Centre City
- 5. Clairemont Mesa
- 6. East Elliott
- 7. Fairbanks Country Club
- 8. Greater Golden Hill
- 9. Greater North Park
- 10. La Jolla
- 11. La Jolla Shores
- 12. Linda Vista
- * 13. Los Peñasquitos Canyon Preserve
- 14. Mid-City
- 15. Midway
- 16. Midway/Pacific Highway Corridor
- 17. Miramar Ranch North
- 18. Mira Mesa
- * 19. Mission Bay Park
- 20. Mission Beach
- * 21. Mission Trails Regional Park
- 22. Mission Valley
- 23. Navajo
- 24. North City West
- 25. Ocean Beach
- 26. Old San Diego
- 27. Otay Mesa
- 28. Otay Mesa/Nestor
- 29. Pacific Beach
- 30. Peninsula
- 31. Rancho Bernardo
- 32. Sabre Springs
- 33. Rancho Peñasquitos
- 34. San Dieguito River Basin
- 35. San Pasqual Valley
- 36. San Ysidro
- 37. Scripps Miramar Ranch
- 38. Serra Mesa
- 39. Skyline/Paradise Hills
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- 42. College Area
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- 47. University
- 48. Uptown
- 49. Via De La Valle

* PARK PLANS



Updated 1/90

1. Centre City Development Corporation (CCDC)

The Centre City Development Corporation (CCDC) is a public nonprofit corporation and a development agent of the City of San Diego's Redevelopment Agency. Until 1992, it had four redevelopment project areas: Horton Plaza, Columbia, Marina, and the Gaslamp Quarter. All are located in the central downtown area and are aimed at upgrading the central business district with both commercial and industrial, as well as residential, development. The Horton Plaza project area is a major multi-use commercial, retail, office, government and residential development on 15 city blocks. Adjacent to the Horton Plaza area are the Columbia, Marina, and Gaslamp Quarter project areas occupying 45, 60, and 18 blocks respectively.

As their plans reflect, 15 percent of all new or rehabilitated housing in the Columbia and Marina Project Areas must be for persons of low- or moderate-income and not less than 40 percent of the low- and moderate-income units must be for very low-income persons. Both plans also require that CCDC replace any low- or moderate-income housing units removed from the project area. Thus far, all of these requirements are being met.

In the Columbia Redevelopment Project, 33 percent of total units developed are for low- or moderate-income persons. Since 148 low- and moderate-income units have been developed and only 69 low- and moderate-income units removed, the 1:1 replacement requirement is being met.

In the Marina Redevelopment Project, 737 units or 30 percent of total units developed are for low- or moderate-income persons. Of these, 364 units are for very low-income households, exceeding the required 40 percent threshold. Since 737 low/moderate units have been developed and only 69 low/moderate units removed, the 1:1 replacement requirement is being met.

A goal of the Gaslamp Quarter Redevelopment Plan is the historical preservation and rehabilitation of existing buildings; therefore, large scale displacement, relocation, and demolition are not contemplated. The plan for this area includes a 1:1 replacement requirement as well for low- and moderate-income housing that is removed because of preservation or rehabilitation activity. The plan also puts a ceiling on the total number of residential units allowed to 750 units. A significant part of the redevelopment program is expected to be the rehabilitation of SRO units. As of 1993, of 288 units which had been rehabilitated, 159 were SRO units.

The Horton Plaza Redevelopment Plan was adopted prior to the Columbia and Marina Redevelopment Plans and before low/moderate-income housing requirements were strengthened to current

standards. It does not include the 15 percent requirement or the 1:1 replacement.

Many of the households and individuals displaced as a result of redevelopment activity throughout CCDC's project areas were relocated into nearby residential hotels and Single Room Occupancy units. SROs are particularly prevalent in the downtown area and they are considered an important source of affordable housing in San Diego.

In April 1992, the City Council expanded CCDC's redevelopment area to include most of the Centre City Community Plan Area. Approximately 1,071 acres were added, creating a total redevelopment area of 1,394 acres. Four new project areas were designated: Little Italy Redevelopment District, Cortez Redevelopment District, Core Redevelopment District and Centre City East Redevelopment District. Designation of these downtown communities as redevelopment areas will enable them to receive focused attention, priority, and financial investment. It is anticipated that this will reverse deteriorating trends, create jobs, revitalize the business climate, and provide resources for the rehabilitation and expansion of area housing stock.

2. Southeastern Economic Development Corporation

The Southeastern Economic Development Corporation (SEDC) is also a public nonprofit corporation and development agent of the City of San Diego's Redevelopment Agency. Established in 1981, it is charged with stimulating the revitalization of a seven square area mile in the southeastern section of San Diego. SEDC is responsible for five project areas: Central Imperial, Dells/Imperial, Mt. Hope (Gateway Center East), Gateway Center West, and Southcrest. While the major area of emphasis is on economic revitalization, the plans for the areas also focus on the creation and preservation of housing, including housing for low-and moderate-income households. In fact, 30 percent of all new or rehabilitated housing units developed by SEDC must be for persons of low-or moderate-income. Of this 30 percent, at least 50 percent must be for very low-income households.

In the past, very little investment capital had been targeted to the four SEDC project areas, thereby leading to deteriorated conditions. Since its inception, SEDC has been actively seeking private and public investment for the areas. As the Gateway Center project, and the more recent residential and planned commercial projects show, SEDC's efforts are beginning to pay off.

The Mount Hope (Gateway Center East) and the Gateway Center West areas together encompass 135 acres; they house the Gateway Center project, a major commercial and industrial park with businesses that employ over 1,000 people. While the Gateway Center West

project area is designed primarily for industrial and commercial revitalization, Mt. Hope (Gateway Center East) emphasizes both industrial/commercial development and housing development and rehabilitation. For example, in 1994 a private developer completed a six unit single-family project in Mt. Hope that is affordable to first-time homebuyers. The developer is expected to begin work on a second project shortly. Persons who purchased homes in the first development were able to do so with assistance under a first-time homebuyer program that SEDC established in collaboration with the San Diego Housing Commission. The program provides a series of financial tools (tax credits, downpayment assistance, and silent second loans) that eligible first-time buyers can utilize in order to help them qualify for a first mortgage. The program operates in Mt. Hope and other targeted areas.

The Mt. Hope Plan, through the use of tax increment dollars, also provides on a program for low- and moderate-income homeowners seeking to rehabilitate their properties. The Housing Commission administers the program for SEDC and provides technical assistance to the participating homeowners.

The Southcrest project area plan includes development of a 66-acre former Caltrans right-of-way known as the "252 Corridor." The objectives of this redevelopment effort are to revitalize and restore the character of the community through new commercial and residential development; to maximize employment opportunities for local residents through the creation of new jobs, and to promote owner participation agreements to ensure sensitive development throughout the area. The proposed 252 Corridor project will be a mixed use development with approximately 100 new single-family homes affordable to first-time buyers and a 20-store retail facility anchored by a major grocery chain. Anticipating that some prospective homebuyers may need financial assistance, SEDC has designated Southcrest as one of the target areas for its first-time homebuyer program. The units constructed under the 252 Corridor project are anticipated to be on line in two years.

The Dells/Imperial project area promotes redevelopment through preservation of the historical character of the neighborhood, promoting multi-family and single-family rehabilitation throughout the area, rehabilitating commercial and industrial property along two main thoroughfares (Commercial and Market streets) and promoting transit-oriented development along the East Line trolley.

Similar to the Mt. Hope rehabilitation program, the rehabilitation program referred to above is for low-income and moderate-income homeowners. The program provides grants, low-interest loans and technical assistance for owners who need assistance with plumbing, electrical and heating systems, termite

control, peeling paint, broken doors and windows, porch repair, and emergency repairs.

The Central Imperial project area promotes redevelopment through the preservation and revitalization of major commercial areas, the provision of assistance to family-owned businesses, and development of quality residences.

During the past two years, SEDC has attracted two new residential developments in the Central Imperial project area. Together the developments are anticipated to result in 100 new single-family detached units, affordable to first-time homebuyers. Approximately one-fifth of the units came on line in 1994. As a result, in 1994 Central Imperial was added to the list of project areas targeted under SEDC's first-time homebuyer program. One major concern relating to housing in SEDC project areas is the condition of existing housing stock.

Some of the oldest neighborhoods in the City are located in SEDC's Area of Influence; therefore, many of the neighborhoods contain some of the oldest housing stock. Moreover, due to aging, some structures are not marketable in their current state and instead require substantial repair work before a bank will underwrite them. A program which local realtors, and the area planning board, have indicated a strong interest in seeing implemented in such neighborhoods is an acquisition/rehabilitation program that would assist buyers with the financing they need to both acquire and rehabilitate existing homes. The local planning board would also like to see rehabilitation funds targeted for the preservation of historical structures in the area, including historical structures with residential uses.

3. Mid-City Development Corporation

Established in 1992, the Mid-City Development Corporation (MCDC) is a new nonprofit corporation established through the City's Redevelopment Agency. Its project area is located in the central part of the City and covers the area known as City Heights, one of the oldest and poorest communities in San Diego. Its objectives are to promote economic and residential revitalization in this area. Because MCDC is a new corporation, it has not yet generated the necessary level of funding to finance major projects. Nevertheless, it has begun garnering some resources which it is currently utilizing to initiate some revitalization efforts, including a homebuyer program targeted to families who have been displaced as a result of a capital construction project undertaken by the San Diego Unified School District.

With homeownership at a historical low in City Heights (the owner/renter ratio in 1990 was 27% owner occupied to 77% renter occupied), MCDC saw the school district project as an opportunity

to encourage those who are being displaced to remain in the area through the purchase of a home. The funding which MCDC is providing is to be utilized in conjunction with the family's relocation benefits to help them qualify for a first mortgage. It is estimated that 40 families can be assisted through the program; however, a total of nearly 300 households are being displaced.

Other housing needs in this redevelopment area are significant. They include additional homeownership assistance (financing and counseling), rehabilitation programs for both single-family and multi-family structures, and landlord/tenant training programs.

4. City of San Diego Economic Development Department

The Economic Development Department serves as staff to the Redevelopment Agency. In addition, the Department implements redevelopment projects outside the CCDC, SEDC and MCDC designated areas. As of 1990, the Agency had implemented four discrete projects: City College, the Market Street Industrial Park, the Linda Vista Shopping Center, and the College Grove Shopping Center.

Of these, City College was concluded prior to state law requirements for low- and moderate-income tax increment set asides. It created an expanded campus, but did necessitate the relocation of approximately 103 families, individuals, and businesses.

The Market Street Industrial Park, while fully developed by 1981, had a plan amendment in 1986 to establish a housing set aside fund. However, because the project area is only 20 acres and the development is primarily low intensity warehousing, the value of the tax increment is modest. Consequently, the housing set aside is planned to be combined with a matching amount from SEDC's Mount Hope set aside. These combined funds will be administered as part of the Housing Commission's housing rehabilitation program to assist in financing rehabilitation loans in the Mount Hope residential area.

The College Grove Shopping Center is a 167-acre project which focused on the redevelopment of an outmoded 700,000 square foot shopping center and surrounding public improvements, including freeway access facilities. By 1990, the College Grove Shopping Center had just begun to accumulate tax increment funds, so limited housing set aside money has accumulated. However, the fund is anticipated to accumulate rapidly. The College Grove Plan explicitly states that the set aside funds will be used outside the Redevelopment Area. Its use will be considered when the fund has accumulated to a usable amount.

The Linda Vista Redevelopment Project is planned to be a significantly expanded redevelopment project surrounding the previously completed shopping center project. The focus would be to revitalize declining commercial districts and substandard residential areas, provide affordable housing opportunities, and provide needed public improvements.

F. Manufactured Housing (Mobile Homes)

The term "manufactured housing" refers to a form of factory built housing. Other forms of factory built housing include modular houses, panelized houses, log and kit houses. Manufactured houses were previously referred to as "mobile homes." Since they now are rarely moved and many are built on permanent foundations, they are called "manufactured housing." In 1980, Congress formally recognized this term and mandated that it be utilized in all federal laws and publications.

The primary difference between manufactured and modular housing is that modular housing is designed only for permanent foundations and complies with state site-built housing standards. Manufactured housing may be installed either on foundation systems or on pier and pad supports and must conform with standards adopted pursuant to the Manufactured Home Construction and Safety Standards Act of 1974 and is administered by the U.S. Department of Housing and Urban Development (HUD). Modular housing is built to specifications of the California Factory Built-Housing Law which also incorporates elements of State standards for site-built units.

In 1988, almost 25 percent of all single-family houses sold in the United States were manufactured. Since 1980, manufactured housing has represented more than 14 percent of all U.S. housing production. There are approximately 5,150 spaces in San Diego for manufactured housing units. Given the high cost of housing in San Diego, the units which occupy these spaces are considered an important affordable housing resource. However, there are several factors which threaten their future.

First is the high cost of land. The return from other, more intensive forms of land development, usually offers a greater return to the investor than mobile home parks. Another factor is that where the City requires a discretionary land use permit, the time required to process the permit tends to cancel out the advantage of reduced construction financing associated with manufactured housing.

In addition, although manufactured housing is now a permitted use in all single-family zoning districts, in practice most developers choose to build a traditional single-family house on a lot rather than place a manufactured home on it, even though a manufactured home may reduce overall costs. In San Diego, the

construction cost savings associated with manufactured housing must act in concert with land cost savings (achievable perhaps through higher density manufactured dwellings) and reduced permit processing times to maximize affordability for low- and moderate-income households.

A related issue is escalating rents in mobile home parks, particularly for lower-income residents. Rising land values are fueling the higher rents and are also encouraging conversion of some mobile home parks, especially those in coastal areas, to other uses. The typical mobile home park resident already has a substantial investment in his/her unit and would incur significant relocation expenses should space rental increases require a move. Moreover, there are few if any alternative sites available for relocation. In response to this issue, in 1985, the City Council adopted an ordinance creating a communication/mediation program concerning matters of mutual interest to park owners and residents. In 1987, the Council adopted an ordinance waiving subdivision mapping requirements for certain forms of mobile home park conversions and a second ordinance giving mobile home park resident organizations the opportunity to purchase their parks.

More recently, in response to continued escalation of rents and threat of displacement in mobile home parks, the Housing Commission has strengthened the mediation/communication program by making mediation services more readily available. Related to the mediation program, the Housing Commission has also established a Mobile Home Issues Committee consisting of representatives of both mobile home park owners and tenants to attempt to reach consensus on major issues affecting mobile home parks. Where consensus cannot be reached, mediation is then utilized. Additionally, in August 1993, the City amended the Mobile Home Overlay Zone to remedy deficiencies in that ordinance. These initiatives are described more fully in the Goals, Objectives, Policies and Programs of the Housing Element.

G. Preservation of Existing Affordable Housing

1. Overview of Preservation Problem

Between the years 1991 and 2001, approximately 3,000 housing units are potentially "at risk" because of expiring regulatory agreements. Of these, 933 units are at risk due to possible prepayment of federally subsidized mortgages by private mortgages. These units are covered by the National Affordable Housing Act of 1990.

Of the 933 federally supported at-risk units, 923 units are at risk during the five-year period from FY 1991 - FY 1996. An additional 10 federally supported units are at risk during the period FY 1997 - FY 2001.

In addition to the potential loss of the federally supported units cited above, the City estimates that there are 1,940 additional affordable units which are at risk of being lost over the next ten years. These units could potentially be lost due to expiring rent and occupancy restrictions related to local, state and federal programs which are not covered by the National Affordable Housing Act of 1990.

Technical Appendix C provides an inventory of all multi-family rental projects potentially subject to loss from the low-income inventory during the 1991 - 2001 period. The inventory includes all federal, state, and locally supported projects subject to low-income use restrictions which could potentially be terminated by the year 2001. In addition to the approximately 933 federally supported at-risk units, the following locally and state supported units are also included in the inventory:

- a. Approximately 190 Single Room Occupancy units which have rent restrictions due to expire by the end of FY 2001.
- b. Approximately 1,100 units assisted with multi-family tax-exempt revenue bonds which also have rent restrictions due to expire by the end of FY 2001.
- c. Approximately 570 units assisted through the 221(d)(4), Section 8 New Construction, and Section 8 Moderate Rehabilitation programs which are not covered by the 1990 National Affordable Housing Act.

2. Preservation of Other Rental Housing

Affordable housing can also be lost as a result of conversion of rental units to condominiums and demolition for redevelopment to a more intensive use. Virtually no apartments have been converted to condominiums since 1985. Since 1985, it is estimated that approximately 32,700 condominium units have been developed. It is estimated that approximately half of these units are actually rented out by their owners, thereby adding to the stock of rental units. However, these units can be occupied by their owners at any time, thus reducing the supply of rental stock. Unfortunately, there is no way of monitoring the total number of condominium units which are owner-occupied vs. rented out and the extent to which units may change in status between rental and owner-occupancy. Table 13 indicates the number of condominium units for which building permits were issued by year since 1985.

Table 13
Permits Issued for Condominium Units Since 1985

Year	Units	Total Condos (Est)
FY 1986 (est)	9,568	47,583
FY 1987	9,754	57,337
FY 1988	3,420	60,757
FY 1989	4,367	65,124
FY 1990	5,613	70,737
FY 1991	1,390	72,127
FY 1992	1,751	73,878
FY 1993	637	74,515

Source: Building Inspection Department, Monthly Reports of Building Permits Issued by Type, 1985-1993

In terms of demolition, approximately 80 percent of the housing stock in San Diego was built after 1950; therefore, housing units are seldom demolished for reasons related to health and safety; rather, they are usually demolished so that property owners can redevelop the site to a more intensive use. Frequently, the units demolished are relatively low rent and have been occupied by low-income or very low-income households.

Between 1986 and 1989, 926 housing units were demolished. At this time, except in the Local Coastal Zone and in redevelopment areas, there is no requirement to replace that portion of those units which were available or affordable to lower-income households.

H. Housing Needs of Special Population Subgroups

This section discusses the special housing needs of the following population subgroups: elderly, handicapped and disabled, large families, the military, students, female headed households, farmworkers, the homeless, and refugees and aliens.

1. Elderly

Elderly residents have special housing needs by virtue of their usually retired status, frequently reduced income level, and often deteriorating health or physical well being. Many elderly residents need smaller studio apartment units or even Single Room Occupancy units (SROs) to live independently. Typically, elderly citizens desire to live independently as long as their health permits. However, if their health does deteriorate, it may be

necessary to move to some type of assisted living care arrangement. This can range from a nursing home with full 24-hour care to limited in-house assistance or a shared housing arrangement. Table 14 summarizes current housing specifically for the elderly, including both independent housing and assisted care facilities.

Table 14
Housing Developments for the Elderly
City of San Diego, 1989

	Market Rate Housing Units	Subsidized Low- Income Units
Independent Housing	6,253	4,334
Assisted Living Care	3,950	N/A

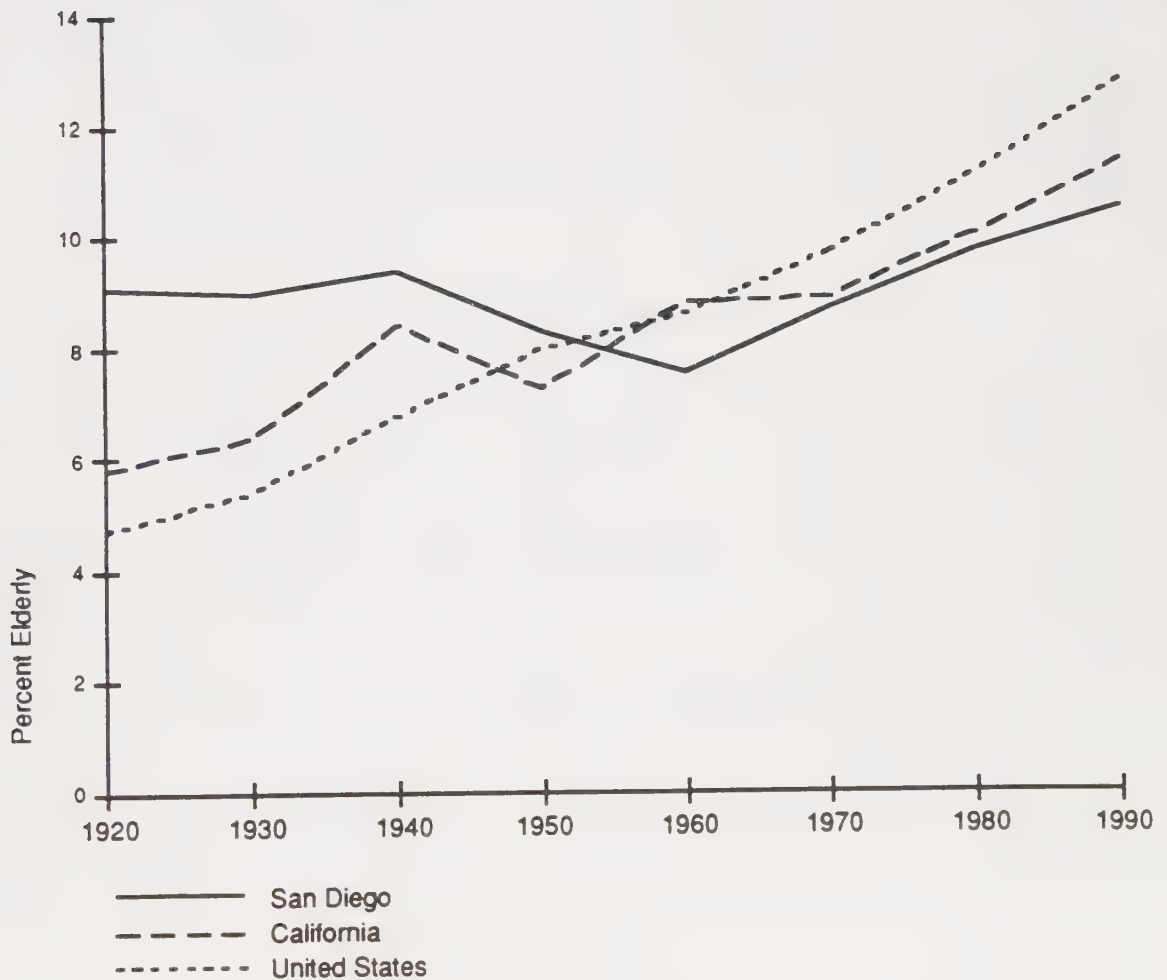
Source: City of San Diego Planning Department
City of San Diego Housing Commission

Figure 8 compares the proportion of elderly population in San Diego to the state and nation as a whole during the period from 1920-1990. Until about 1960, San Diego had a higher proportion of elderly than either the state or the nation. Since 1960 the reverse has been true. Nevertheless, the growth of the elderly population in San Diego has been impressive, doubling between 1940 and 1960 and again from 1960 to 1980 when the total number of persons aged 65 years or older reached 85,313 and comprised 9.7 percent of the total population. In-migration after World War II and through 1960 accounted for much of the increase. Since 1970, however, most of the elderly growth in the City of San Diego can be attributed to natural aging. This has not been the case at the County level with rural areas in part still attracting many retirement-age persons.

FIGURE 8

PERCENT OF POPULATION 65 YEARS AND OVER

United States, California, and City of San Diego: 1920 - 1990



SOURCE: U.S. Census; State Department of Finance Projections, City of San Diego Planning Department

By 1990, the total number of persons aged 65 years or older was 113,495 and comprised 10.2 percent of the total population, a 1 percent gain since 1980.⁹ The increase is attributed primarily to the aging of that portion of the 1980 population in the 55-64 age bracket.

Given the relatively high cost of living in San Diego, it could be that many retirees nationally have essentially been priced out of the local housing market. This process would therefore be responsible for considerably reducing in-migration by the elderly.

Table 15 provides projections of the local elderly population to the year 2000. The trend of reduced in-migration of elderly to San Diego is expected to continue. Natural aging is expected to account for the majority of the population increase in the elderly population in San Diego for the foreseeable future. Given this, most of the projected elderly already live in San Diego and those who are above low income probably have adequate housing. Therefore, there appears to be relatively little need for significant new elderly housing development without rental subsidies.

Table 15
Existing and Projected Elderly Population

Year	Total Population	Elderly Population	% Elderly
1980	875,504	85,313	9.8
1980	1,118,282	117,420	10.5
1995	1,138,675	121,840	10.7
2000	1,218,798	132,849	10.9

Source: Extrapolated from estimates and projections in SANDAG's Regional Transportation Plan, 1989

According to the San Diego County Area Agency on Aging, the population over 65 years of age has four main concerns:

- (1) Income - At least half of those who are over 65 and retired live on a fixed income.

⁹SANDAG Informational Report, Series 7 Regional Growth Forecast, March-April, 1989

- (2) Health Care - Because the elderly have a higher rate of illness, easy access to good health care facilities is crucial.
- (3) Transportation - Many seniors utilize public transportation. However, 13.8 percent of individuals age 65+ have a disability which prevents them from using public transportation.
- (4) Housing - Of those over 65 years of age, 40 percent rent and 25 percent live alone (Countywide figures).

These characteristics indicate the need for smaller, low-cost housing units which have easy access to public transportation and health care facilities. These factors should guide the development of new housing for low-income elderly households. The housing needs of the elderly include supportive housing such as intermediate care facilities, group homes, Single Room Occupancy (SRO) housing, and other housing that includes planned service components such as personal care, housekeeping, meals, personal emergency response, and transportation. A social worker should assist the elderly returning to the community from a health care institution.

2. Persons with Physical Disabilities

Based on the SANDAG factor of 7 percent of the total population, it is estimated that there are 28,442 households with a physically disabled member in the City of San Diego. This segment of the population is increasing due to lower fatality rates and higher longevity rates resulting from advances in medicine. The special needs required for housing physically disabled individuals include not only affordability but also special construction features to provide for access and use according to the particular disability of the occupant. The location of housing for disabled people is also important because many such households need access to a variety of social services and to other specialized handicapped accessible services throughout the City and surrounding area. In addition to the housing needs of physically disabled persons described above, there should be support services designed to meet the needs of the particular individual. A social worker should assist persons returning to the community from a health care institution.

3. Persons with Mental Illness

The following section provides conservative estimates of the needs of mentally ill persons based on the best available data. Using the California Department of Mental Health standard that 1% to 2% of persons suffer a serious mental illness, it is estimated that 22,211 adults out of 1,110,549 in the City of San Diego

suffer a serious and persistent mental illness. Among those persons, there is a substantial need for stable, decent housing.

The lack of access to this basic need often leads to mentally ill persons being homeless, near homeless, or living in unstable and/or substandard housing situations. It is estimated by the Regional Task Force on the Homeless that one-third of persons who are homeless also suffer from serious and persistent mental illness. Based on the City's 1990 Census figures, this represents over 1,600 persons in the City.

It is estimated that approximately 30 percent of the homeless population exhibit mental illness symptoms of one type or another, and approximately the same percentage of the homeless population may actively abuse alcohol and/or drugs. Of the homeless substance abusers, one in three may also have serious mental illnesses. Residential facilities, which address the multiple needs of this population, are not sufficient in number to serve this existing population.

A major barrier to stable, decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security insurance payments of approximately \$600 per month. Based on federal housing standards, affordable rent payments should be slightly over \$200. Relative to their income, few persons in this population can afford rental housing on the open market; consequently, they have a need for subsidized housing.

In that connection, the San Diego Housing Commission is currently collaborating with San Diego County Mental Health Services, and others, in an effort to develop various supportive housing programs for the mentally ill. In addition, in 1990, the San Diego Housing Commission, San Diego County Mental Health Services, and San Diego State University began a research demonstration project using funding from the National Institute of Mental Health and the U.S. Department of Housing and Urban Development. The project targets 360 homeless mentally ill persons. One-hundred and eighty of them receive Section 8 certificates, and all of them receive different forms of case management.

4. Persons with Developmental Disabilities

Area Board XIII, the advocacy organization for developmentally disabled persons in San Diego County, states that 25,450 to 54,620 developmentally disabled persons reside in the County. These numbers are based on the federal definition of developmental disability, which has a prevalence rate of 1.86% of the population.

While group homes have historically been a viable residential option for persons with developmental disabilities, it is not considered state-of-the-art service at this time. A six-bed group home is no longer the best alternative for housing persons with developmental disabilities. Persons with disabilities are looking for choices other than group living and are in need of affordable housing including apartments, condominiums, and houses in the community.

A major barrier to stable, decent housing for the developmentally disabled is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security insurance payments of approximately \$600 per month. Based on federal housing standards, affordable rent payments should be slightly over \$200. Relative to their income, few persons in this population can afford rental housing on the open market.

5. Persons with the HIV Infection and AIDS

When people with HIV infection can no longer work, most are forced to rely upon federal/state disability entitlement funds as their sole source of income (approximately \$600 per month). At that income level, federal housing standards indicate that no more than \$200 per month should be spent on housing. Unfortunately, San Diego is one of the most expensive housing markets in the United States where the average rent for a one-bedroom apartment was \$586 in 1994.

The need for affordable housing is exacerbated by the increasing number of people with HIV infection who are becoming symptomatic, due to the exponential spread of the infection and the passage of time, and the increasing ability of medicine and technology to extend the life span of people who are HIV symptomatic. This results in an increasing number of people who are living with disabilities and who need affordable housing.

It has been estimated by the San Diego HIV Care Coalition, that approximately 6,820 people with AIDS or other disabling HIV symptoms in San Diego County are in need of housing assistance. The estimated distribution of housing needs, by type of housing, for those individuals is as shown in Table 16:

Table 16
Levels of Housing Needs by Type in San Diego County for
Individuals with AIDS or Other Disabling HIV Symptoms

CATEGORY	NUMBER NEEDING AFFORDABLE HOUSING	NUMBER OF UNITS AVAILABLE NOW
Rent Subsidy/Subsidized Units	4,570	120
Adult Foster Care	320	0
Emerg/Trans/SRO	490	80
Congregate Independent Housing	1,120	30
Congregate w/Support	320	40
TOTAL	6,820	270

Estimates by Specific Jurisdictions: The only basis to estimate distribution of HIV infection and/or AIDS by jurisdiction within the County is through zip code analysis of an individual's place of residence at the time of diagnosis. The projected number of AIDS cases by resident zip codes in the City of San Diego is 4,090 or 79% of the total of 5,190 cases reported in the County. The projected number of HIV cases in the City of San Diego is 24,530 or 79% of the total of 31,160 cases reported in the County. This proportion of the county-wide estimates is also applicable in terms of 90-day shelter and long-term housing needs for 1993. Long-term housing need estimates for this population should be increased 33 percent annually through 1998.

Table 17
Estimated # of People with AIDS and HIV Infection
in the City of San Diego Who Need Housing Assistance

CATEGORY	# AIDS CASES	# HIV CASES
	NEEDING AFFORDABLE HOUSING	
Rent Subsidy/Subsidized Units	1,810	1,790
Adult Foster Care	130	120
Emerg/Trans/SRO	190	200
Congregate Independent Housing	440	440
Congregate w/Support	130	120
TOTAL	2,700	2,670

6. Foster Children

The County Foster Care Program is financed by the State of California. Under this program, a licensed family may receive \$350-\$500 a month for each foster child. The number of placements of foster children dropped from 6,294 in June 1991 to 5,928 in June 1992 and to 5,575 in June 1993. The steady decrease is the result of the County's continuing efforts to keep the child in the natural family.

Inadequate housing for families seeking foster care placement of children is not significant. The housing needs of foster children are greatest when the foster child reaches the age of 18 years and no longer qualifies for state-funded foster care. It is estimated that one-third of those currently in foster care will become homeless when they reach the age of 18. According to the Child Services Division of the County of San Diego Health Services Department, rental assistance is the best way to prevent homelessness among foster care children reaching young adulthood.

7. Large Families

Large families are defined by the U.S. Department of Housing and Urban Development as any family with five or more members. Meeting the housing needs of large families is made particularly difficult because market forces provide a strong incentive to produce multiple dwellings which have a larger number of one- and two-bedroom units and fewer three- and four-bedroom units.

These forces include (1) the previously mentioned trend toward shrinking household sizes generally, (2) high parking requirements, and (3) high land costs which create a tendency on the part of developers to maximize the number of units, in part by building a larger number of smaller units. Larger units would mean fewer units in the same amount of space.

In addition, houses in the older parts of the city typically have only two bedrooms. These units are being rehabilitated with increasing frequency rather than being replaced by newer units. Consequently, the larger houses with three-or-more bedrooms continue to be available primarily in the Planned Urbanizing communities which are further out from the city center and tend to be more expensive.

The same market forces which act as a disincentive for the private sector to provide housing for large families also make it difficult for the public sector to provide adequate housing for large families. Additionally, housing must compete with a variety of other legitimate needs for limited public funds. Evidence of the extent of the problem is found in the large number of large families on the waiting list for Section 8

certificates and the long waiting lists for three-bedroom units in the public housing program.

As of June 1990, the public housing waiting list had 1,802 families for three-bedroom units, 373 families for four-bedroom units, and the expected waiting period for five-bedroom units is up to seven years. The public housing program in San Diego has only 19 units with four-or-more bedrooms and there is only minimal turnover. For the Section 8 program, the waiting list has 4,293 families waiting for three- bedroom units, 1,090 families waiting for four-bedroom units, 240 for five-bedroom units, and 27 for six-bedroom units which are practically nonexistent in the city.

8. Military

As headquarters for the Eleventh Naval District, the San Diego Naval Complex is the Navy's largest operational base and home port to approximately 100 ships of the U.S. Pacific Fleet. Consequently, the U.S. Navy is a major social and economic force in the San Diego region. As of January 1990, the Navy employed 127,669 military personnel in the region. At that time, there were 46,191 military families in the region.¹⁰ However, only approximately 7,100 government-owned family housing units are available for military personnel. Therefore, the Navy relies heavily on the private San Diego housing market to meet its housing needs. Navy families currently wait an average of 18 months for military housing in San Diego.

According to the Naval Housing Referral Office, the greatest need is for two- and three-bedroom rental units. Many of these must be low rent to be affordable by lower grade military personnel. Table 18 indicates rent levels considered affordable for military personnel of a rank between E-1 and E-4, contrasted with current fair market levels for two-bedroom rental units. Table 18 shows that personnel having a rank of E-4 or below at the lowest step per rank cannot afford the average rental rate for a two-bedroom rental unit.

¹⁰Family Housing Survey; Commander, Naval Base San Diego; July, 1989

Table 18
Affordable Rent Levels for Military Personnel and Current Fair
Market Rents, San Diego Region, 1990

Rank	Affordable Rent	Average 2 BR Unit Rent in January 1990
E-1	\$534	\$662
E-2	\$537	\$662
E-3	\$541	\$662
E-4	\$581	\$662

Source: Military Housing Office, U.S. Navy Family Housing Survey; Commander, Naval Base, San Diego, July 1990; Park Weaver Realty Rental Survey, July 1989

The Navy proposes developing approximately 1,700 new housing units for military families by the end of FY 98. This number includes 500 units proposed for the Naval Training Center (NTC) which is scheduled for full closure by 1999; construction of the 500 units, however, is estimated to begin in 1997. Even if all proposed new units are built as the Navy plans, the Navy's Family Housing Market Analysis for Naval Complex, San Diego, still projects a shortfall of approximately 5,050 housing units for families of military personnel in 1999.

9. Students

As of September 1990, there were approximately 51,700 full-time equivalent students attending San Diego's colleges and universities, plus an additional 51,300 part-time students enrolled in the four campuses of the San Diego Community College District. The majority of students attending four year schools came from places outside of San Diego and must rely primarily on off-campus housing to satisfy their housing needs. As Table 25 indicates, on-campus housing addresses only 25 percent of the total housing need for full-time students.

Ideally, student housing should be located adjacent to or on campus and near shopping and public transportation. Additionally, it should be of higher density in order to permit generally lower rental payments by typically lower-income students. However, most campuses are surrounded by low density housing and three schools are located in the higher rent areas of La Jolla (University of California at San Diego), Point Loma (Point Loma Nazarene), and Scripps Ranch (United States International University). The University of San Diego has the best location for lower priced rental units, while San Diego

State University offers only middle-income housing to the south and upper income housing to the north.

Table 19 quantifies current and projected full-time equivalent student enrollment, students housed in on-campus housing, the proportion of student housing need satisfied by each campus, and any plans for additional housing during the Housing Element cycle. Although the overall proportion of current student housing need satisfied is only 25 percent, this is a significant increase from the 10 percent level in 1985.

Ironically, while the overall proportion of students housed on-campus has risen significantly since 1985, the problems created by student spill over into adjacent residential areas has grown progressively more severe. This has been particularly true in the neighborhoods surrounding San Diego State University where a number of former single-family houses have been converted into "mini-dorms." Such minidorms do not have adequate off-street parking for student automobiles. Further, by housing numerous students in a house designed for a single family, additional adverse impacts are created. The City has responded to these problems by adopting stringent regulations of "mini-dorms" to limit both their number and the adverse impacts.

Table 19
STUDENT ENROLLMENT AND ON-CAMPUS HOUSING
City of San Diego 1990 - 1998

Institution	1990 Enrollment (FTE) ¹	Eight Year Projected Enrollment (FTE) ¹	1990 Student Housing	1990 Units	% Current Housing Needs Met	Recent Additions & Future Plans
Cal-Western Law	850	650	0	0	0	
Point Loma Nazarene	1,733	2,000	1,240	600	71 %	66 dorm beds added by 12/90 & 65 married student beds by 9/91.
SDSU	25,500	25,500	2,500	1,200	10 %	600 beds by 1993. SDSU Redevelopment Plan will provide housing for 6,000 students.
UCSD	16,463	16,700	6,322	2,120 ³	38 %	600 beds added in 1993.
USD	5,150	5,200	1,750	800	34 %	75-100 beds added by 1998 or 2000.
USIU	1,665	1,750	768	400	44 %	
Western State Law	400	532	0	0	0	
Subtotal	51,761	52,332	12,580	5,120	25 %	
SDCC (4 campuses)	51,300 ²	51,000	0	0	0	
Total	103,061	103,332	12,580	5,120	12.2 %	
¹ FTE=Full-Time Equivalent. ² Virtually all of these students are part-time. ³ UCSD was not able to provide a precise number for student housing units. This number was estimated by applying the average number of students per unit from the previous Housing Element to the current number of students housed on campus.						
Source: Assistant to the President - Point Loma Nazarene; Director, Housing and Resident Life Office, SDSU; Vice Dean, California Western School of Law; Director of Undergraduate Admissions, USIU; Assistant Dean for Admissions, Records and Financial Assistance, Western State College of Law; Director of Institutional Research, Provosts Office, USD.						

Mini-dorms are a private sector response to the shortage of adequate on-campus housing. While the stringent regulation of such facilities does address their relationship to surrounding residential neighborhoods, it does not address the underlying issue of inadequate on-campus housing. Since it is not likely that the public sector will be able to completely address student housing needs in the near future, the solution will require a partnership among the individual institutions, other public agencies, private developers, and the neighborhoods surrounding each campus.

10. Female Headed Households

Female headed households include households headed by women with or without children. Over the last two decades, the role of women in society has undergone fundamental changes. These changes are manifested in major demographic shifts which have dramatically altered the idealized American family consisting of a father who is employed outside the home and a mother who is not employed. As of 1990, there were approximately 45,569 female headed households in the City of San Diego, or 11 percent of all households.

Families headed by single mothers are more likely to be discriminated against in the housing market because of the reluctance of some managers and owners to rent to families with children. Although the Fair Housing Act of 1988 expanded the scope of the law to include families with children, such discrimination according to the Fair Housing Council of San Diego still occurs.

In addition, the needs of families headed by single mothers, particularly those that are low-income, are acute. Many of these families are in need of a variety of specialized support services in order to maintain their independence and self sufficiency. Their overriding housing need is for affordable accommodations. These mothers also require access to employment opportunities, meaning that affordable housing should be in the vicinity of employment opportunities. Furthermore, in order to take advantage of employment opportunities, it is essential that childcare services be available and at a cost that is not prohibitive, preferably at the work site or the home site. Where housing is subsidized, it is important to ensure that so called "notch-effects" are ameliorated, whereby increases in income which are "notched-up" are not automatically negated by corresponding increases in rent.

11. Farmworkers

Agriculture makes an important contribution to the local economy in San Diego. In 1989, San Diego County ranked tenth among California's 58 counties in total agricultural production volume,

up from twelfth in 1988.¹¹ In 1989, the gross value of farm products increased by 24 percent over 1988. California Rural Legal Assistance projects an approximate 8 percent reduction in land devoted to agriculture in the County due to urbanization in the foreseeable future. SANDAG projects no appreciable change in agricultural employment in the City of San Diego through the year 2010.

Within the City of San Diego, agricultural activity still occurs in the San Pasqual Valley and, to a lesser extent, in the North City West/La Jolla Valley and Tia Juana River Valley/Otay Mesa areas. The San Pasqual and Tia Juana River Valleys are the primary areas of agricultural activity. In San Pasqual Valley, the City has leased out approximately 8,000 acres of publicly owned land for agricultural use, predominately citrus and avocado groves, vineyards, dairies, grazing, and field and row crops.

Farm labor is divided between two overlapping groups: permanent and seasonal workers and an additional number of day laborers who also do landscaping and construction work during non-peak demand periods. There is no reliable data available on the number of farmworkers and day laborers in the City of San Diego. However, according to a 1989 report on agricultural employment by the State Department of Employment and Development, there are approximately 12,800 farmworkers in San Diego County plus several thousand day laborers. The day laborers typically do landscaping and short-term construction projects. It is estimated that approximately 35 percent of the farmworkers are permanent and 65 percent are seasonal. The Regional Task Force on the Homeless estimates approximately 1,200 farmworkers and day laborers in San Diego.

The overwhelming number of farmworkers and day laborers are males from Mexico, but a growing number of workers are from Central America. According to the Housing Commission, approximately 80 percent of farmworkers in the County are legalized documented immigrants.¹² In the Tia Juana River Valley and Otay Mesa areas, many farmworkers and day laborers live in Mexico but work on the U.S. side of the border.

Housing for farmworkers in San Diego has traditionally been problematic. During World War II under the Bracero program, the

¹¹California Rural Legal Assistance and 1989 Annual Crop Report, San Diego County Department of Agriculture, Weights and Measures.

¹²San Diego Housing Commission Report No. 90-018 "Campground Design for Rural Homeless Workers", January 18, 1990

first organized guest worker program, barracks-style housing for single males was usually provided by growers and operated by professional managers. After the Bracero program was terminated in 1964, there was a steady decline in farmworker housing and the camps were gradually shut down and demolished.

In 1988, San Diego County provided farmworker housing for only 442 agricultural laborers. In the City, according to the City of San Diego Property Department, there were only 36 housing units for farmworkers located in the San Pasqual Valley. Most of the houses in San Pasqual Valley are city-owned and are under lease to agricultural growers and ranchers. The lessees have responsibility for housing maintenance, improvements, and repair of the structures. The City conducts periodic inspections of these units to assure that they are safe and sanitary and do not pose a threat to the health or safety of the inhabitants.

As of July 1990, the City's Property Department and Housing Commission were attempting to rehabilitate most of the 36 structures. The Housing Commission would provide low cost financing to lessees to pay for needed repairs. Of the 36 city-owned houses, 27 require repairs to upgrade them to minimum levels of health and safety; 24 of these are leased out to private landowners who are responsible for the repairs. The other 3 houses are rented directly by the Property Department to individual tenants. The Property Department is responsible for the renovation of these houses.

No farmworker housing exists in the North City West/La Jolla Valley and Tia Juana River Valley/Otay Mesa areas. In the North City West/La Jolla Valley area, several hundred farmworkers and day laborers live in illegal, temporary encampments hidden in the underbrush. These encampments are typically unsanitary, lacking plumbing or heating, or cooking facilities. One of the largest camps, McGonigle Canyon, which has housed as many as 700 farmworkers and their families was closed this year. The City allocated approximately \$500,000 to help some of the residents relocate in permanent rental units. The assistance, which is in the form of rental subsidies, is anticipated to help only 60 families for a period of two years.

In 1992, the City adopted a new conditional use permit to allow the development of temporary housing for day laborers and the rural homeless who now live in the illegal encampments. However, in early 1993, the ordinance was declared invalid by a state court of law.

According to California Rural Legal Assistance, most farmworkers and day laborers are either among the ranks of the rural homeless or living under badly substandard or overcrowded conditions. The 36 city-owned units in the San Pasqual are clearly insufficient to address the needs of the estimated 1,200 permanent and

seasonal farmworkers and day laborers in the City. Some farmworkers are known to share rental units in order to afford the rent. Where sharing occurs, however, the units then become overcrowded. The State Housing and Community Development report indicates that farmworkers do not choose to live in overcrowded substandard housing; however, they are forced to do so because few alternatives are available.

The biggest need for farmworker and day laborer housing is for housing to serve male individuals. Approximately 900 units for permanent farmworkers are required. To address the needs of seasonal workers and day laborers, approximately 550 units may be required, taking into consideration the different seasons and the possibility for sharing some units.

The primary areas of agricultural activity in the City, San Pasqual Valley and the Tia Juana River Valley are proposed to remain agricultural for the foreseeable future in order to preserve watersheds and restrict land to uses compatible with a floodplain. The City's zoning for agricultural districts permits the provision of housing for farmworkers as an accessory use. In these areas, it would make sense to provide permanent housing for farmworkers.

In the La Jolla River Valley and Otay Mesa, agricultural activity is likely to be phased out ultimately in response to urbanization pressures. In these areas, housing for farmworkers should be provided as an interim use. The new Conditional Use Permit for temporary housing would have allowed for the implementation of this goal.

12. Homeless

According to the U.S. Department of Housing and Urban Development (HUD), homeless persons are those people who lack a fixed and adequate night-time residence and spend the night "in a public or private emergency shelter which takes a variety of forms - armories, schools, churches, government buildings, or in motels or hotels through the use of public vouchers, and in the streets, parks, canyons, outdoor camps, bus terminals, railroad stations, under bridges or aqueducts, abandoned buildings, cars, trucks, or any of the public or private space that is not designed for shelter."¹³

The actual extent of homelessness can only be estimated because, by definition, the homeless have no fixed abode and thus it is

¹³U.S. Department of Housing and Urban Development, Report to the Secretary on the Homeless and Emerging Shelters, U.S. Government Printing Office, Washington, D.C. 1984

very difficult to count them. The 1990 census attempted an actual count, but its accuracy has never been verified.

Using the HUD definition, the San Diego Regional Task Force on the Homeless (RTFH) estimates that there may be between 15,000 and 19,000 homeless persons throughout San Diego County. More than half of the total are resident farm workers and day laborers. These totals do not include undocumented workers who may be homeless in the San Diego region.

In urban areas, there may be as many as 7,000 homeless. As Table 20 notes, the highest concentration of the homeless is in downtown San Diego, with 4,500 homeless. In addition, the beach communities have an estimated 550 to 600 homeless individuals.

The RTFH cites the following factors as the most common reasons for homelessness:

- * Inability to pay high rent
- * Residence was demolished or condemned
- * Inability to remain in former family/household
- * Mental illness or substance abuse
- * Ill health

There is also another "invisible" population of homeless individuals not sleeping outside or in shelters, but who are in the process of becoming homeless. People without dwellings of their own frequently live temporarily with friends or relatives before entering a shelter or sleeping outside. These individuals may represent a significant amount of additional people but are not included in the estimates presented here.

According to a recent report by the RTFH,¹⁴ the majority of the urban homeless population are seeking permanent employment or casual day labor and most can be considered transient because they follow opportunities for employment. Approximately one in five are employed, at least part-time. Due to their extremely low wages and the high housing costs in San Diego, they are constantly moving through shelters, transitional housing, and residential hotels. Many are educated, with approximately half having a high school diploma, and nearly one in five having attended one or more years of college.

According to the same RTFH report, approximately 75 percent of the urban homeless are single adults. Women alone, or as single heads of households, represent 10 to 15 percent of the urban homeless.

¹⁴Profile of San Diego County's Homeless Population, Regional Task Force on the Homeless, May, 1990

In San Diego City there are at least 850 urban homeless family members at any given time, and probably represent the fastest growing segment of the homeless population. The majority of homeless families are headed by single women, often abandoned by spouse, family, or friends or are fleeing abusive situations. There may be as many as 200 youth on their own in the City each night. They are primarily between 14 to 16 years of age.

Elderly persons account for less than 5 percent of the urban homeless population and most are periodically homeless due to their being caught in a vise between high rents and fixed very low incomes. Most elderly homeless are males in their 60's who are largely unattached and poorly educated. They tend to be most vulnerable to illness and crime exploitation.

Mental illness and substance abuse are often factors accompanying homelessness. Homelessness may be related to the onset of mental illness and a consequence of the stress, insecurity, and despair brought on by the loss of one's home. It is estimated that 30 percent of the homeless population exhibit mental illness symptoms of one type or another. In addition, approximately the same percentage of the homeless population may actively abuse alcohol and/or drugs. Of the homeless substance abusers, one in three may also have serious mental illnesses. Successful intervention with regard to this segment of the homeless population depends not only on the provision of adequate emergency shelters and transitional housing, but also on the long-term provision of a broad variety of supportive clinical services.

Homeless men often find the road to recovery from homelessness more hazardous than do homeless women. There is a feeling that society has the view that women and children need to be taken care of, but that men should be able to take care of themselves.

There appears to be a higher rate of personality disorders and/or serious mental illness among the homeless women surviving on the street than among the male homeless. This may be because women are more likely to find shelter with family and friends, and only the most troubled and acutely ill homeless women are left on the street.

Shelters for the urban homeless take a variety of forms in San Diego. They range from places to sleep during the night to transitional programs which combine housing with needed social services.

Emergency shelters provide the first level of service. Most of these are year-round facilities which allow a maximum stay of up to three weeks and are typically located in the downtown area. As of December 1994, there were approximately 450 emergency shelter beds in the City of San Diego. In addition,

approximately 280 cold weather beds in the City are made available during inclement weather or under extremely cold conditions. In the winter months, there is often a need to expand these beds; consequently, the City, in Winter 1994/1995, is operating an "Inclement Weather" Program which will add approximately 640 additional beds when the temperature reaches 40 degrees without rain and 50 degrees with rain.

Transitional shelters are the next level of shelter support and provide a bridge between the emergency shelters and permanent housing. There are two types of transitional shelter facilities.

The first is the short-term case management shelter. These shelters can include rehabilitation or recovery programs and can transition a guest to either a long-term transitional program or to independence. The length of stay is typically from 30 to 90 days.

The second category of transitional shelter facility is the long-term transitional shelter. This type of shelter emphasizes the preparation of the homeless individual or family to return to independent living and self-sufficiency. Maximum length of stay is typically from 3 to 18 months and, in some cases, as long as 24 months. There was a total of approximately 1,700 transitional beds in San Diego as of December 1994.

The City has been able to make significant progress in providing low cost affordable housing for single individuals through its Single Room Occupancy (SRO) program. By combining a series of building code and zoning modifications with financial assistance from the City's Housing Commission, San Diego has made it possible for more than 2,000 new SRO units to be built by private developers since 1986. Rents vary from approximately \$330-\$530 per month. Where financial assistance is provided, the Housing Commission requires that 20 percent of the units be reserved for very low-income individuals, most of whom would otherwise be homeless. Approximately 500 of the 2,000 new SRO units are reserved for very low-income individuals. Although not the sole answer to the homeless problem, SRO's have become an essential part of the solution in San Diego.

In addition to the urban homeless, found in the downtown area of the City, there are between 1,000 and 1,400 rural homeless living in the canyons and hillsides on private and public property in the northern portion of the City of San Diego. Almost all of the rural homeless are employed, although seasonally or in casual labor, and the few without work are actively seeking employment. The rural homeless tend to not have the psychological or social problems associated with the urban homeless. Most are first generation Mexican or Central Americans, some of whom may be undocumented workers. They have typically left their native

countries because of extreme poverty. The housing needs of rural farmworkers are discussed further in the section on Farmworkers.

In addition to depicting the number of urban homeless by subpopulations, Table 20 also shows the number of homeless persons, by subpopulation, being served and the number of homeless persons, by subpopulation, whose needs remain unmet. As is evident from Table 21, there are approximately 2,600 shelter beds serving the homeless in urban areas of the City. However, these beds only address 49 percent of the total urban need. Table 22 is a list of 1995 shelters available in urban San Diego to serve the homeless.

As the City continues to look toward ways to expand housing for the homeless, it is considering the use of the Naval Training Center (NTC), scheduled to close by 1999. The NTC site is 430 acres; however, only 120 acres are suitable for housing. The remaining acreage is constrained by noise and tidelands restrictions. In developing a reuse plan for the site, the City is required under federal law to consider homeless needs. Toward that end, the City established a Reuse Committee in 1993, and shortly thereafter, it appointed one of its members as chair of its Homeless Subcommittee. The subcommittee consists of approximately 23 people representing a variety of homeless and social service organizations. The charge of the committee is to develop a homeless component for NTC that fits within the context of the overall reuse plan. The subcommittee has been meeting bi-weekly and is now in the process of defining the population that it would serve at NTC and the type of housing and services it would provide if the City chooses to allocate a portion of the site for the homeless.

Table 20
Unmet Homeless Needs: Estimated Population and Shelter Beds¹ Availability

Population	Est. Pop	Total Beds	Unmet Need	% Unmet Need
1. URBAN HOMELESS	4,500	2,276	2,093	49%
Individuals Not in Families	3,650	1,732	1,795	53%
Single Adult Men & Single Adult Women ²	3,450	1,634	1,709	56%
Single Adult Men only	3,100	1,086	2,014	65%
Single Adult Women Only	350	267	83	24%
Youth Who are Alone	200	98	102	51%
Families with Children (total members)	850	544	306	36%
Two Parents and Children ³	350			
Single Women and Children ³	500			500
<i>"Special Need" Subgroups Within the Above Population (these are <u>not</u> additional persons or shelter beds: they are included in the above totals)</i>				
Severely Mentally Ill Persons	1,300	75	1225	94%
Persons involved in Alcohol/Other Drug Abuse	1,400	336	1,064	76%
Victims of Domestic Violence	280	81	199	71%
Persons with AIDS without Shelter	240	80	160	67%
2. FARMWORKERS/DAY LABORERS	1,200	-	1,200	100%
Single Adult Men	1,000	-	1,000	100%
Family Members and Single Women	200	-	200	100%
3. TOTAL FOR ALL HOMELESS PERSONS	5,700	2,276	3,424	60%

¹Includes only Permanent Beds

²Bed total for Single Adults includes an additional 281 beds that can be used by either men or women.

³Regarding Family Members, there is no count as to how beds are divided between one and two-parent families.

Source: Regional Task Force on the Homeless – December 1994

Table 21
Distribution of Shelter Beds by Target Population in the City of San Diego

Target Population	Program Type					Grand Total
	Cold Weather Temp	Emergency Shelter	Permanent Supportive Housing	Seasonal Emergency Shelter	Transitional Shelter	
Adult Men	250	168	21	0	895	1,334
Adult Men and/or Women	0	51	57	0	99	207
Adult Women	0	46	0	0	217	263
Families With Children	30	146	28	0	260	464
General Population	0	10	0	36	170	216
Youth on their Own	0	28	0	0	70	98
TOTAL	280	449	106	36	1711	2,582

Source: Regional Task Force on the Homeless, December 1994

Legend

Cold Weather Temperature - Emergency shelter temporarily opened during inclement weather or extremely cold conditions.

Emergency Shelter - Basic temporary overnight sleeping accommodations. Sometimes includes a meal.

Permanent Supportive Housing - Permanent housing where persons need supportive services (e.g., childcare) to maintain their permanency.

Seasonal Emergency Shelter - A program which provides shelter and support services during a limited portion of late fall and winter.

Transitional Housing - Temporary housing and support services to return people to independent living as soon as possible, and not longer than 24 months.

San Diego Services for Homeless Persons

22-Feb-95



<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
<u>Case Mgmnt Agency</u>					
Bayside Settlement House	Case Mgmnt Agency	General Population	General Needs		3103 Central Ave.
Catholic Charities	Case Mgmnt Agency	General Population	General Needs	0	349 Cedar St.
Community Christian Svc. A	Case Mgmnt Agency	General Population	General Needs	0	4167 Rappahannock Ave.
Episcopal Community Svcs	Emergency Assistance	General Population	General Needs	0	1129 Broadway
Episcopal Community Svcs	Project PARA	Adult Men and/or Women	Alco/Other Drug Abu	0	3785 Fairmount Ave.
Indian Human Resource Ce	Indian Human Resource Cent	General Population	General Needs	0	4040 30th St.
Lutheran Social Services	East San Diego Center	General Population	General Needs	0	4354 Van Dyke Ave
Neighborhood House Assn.	Case Mgmnt Agency	General Population	General Needs	0	841 S. 41st St.
Presbyterian Crisis Cntr	Case Mgmnt Agency	General Population	General Needs	0	2459 Market St.
SDYCS	Coastal Communities	General Population	General Needs	0	5041 Newport
Senior Community Center	Case Mgmnt Agency	Adult Men and/or Women	Seniors	0	928 Broadway St.
The Salvation Army	San Diego Family Services	General Population	General Needs	0	730 "F" St.
Travelers Aid Society	Case Mgmnt Agency	General Population	General Needs	0	1765 4th Ave. Ste.100
U.S. Dept. Veterans Affairs	Vet Center	General Population	Veterans		2900 6th Avenue
Uptown Interfaith Service Ce	Case Mgmnt Agency	General Population	General Needs	0	2214 Fifth Ave.
Uptown Interfaith Service Ce	Case Mgmnt Agency	General Population	AIDS	0	2214 Fifth Ave.

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
<u>Cold Temperature Shelter</u>					
City of San Diego - CSP	MGM	General Population	General Needs	90	
Rescue Mission	Rescue Mission Chapel Shelt	Adult Men only	General Needs	250	
Rescue Mission	Rescue Mission Chapel Shelt	Families with Children	General Needs	30	
<u>Day Shelter</u>					
Alpha Project for the Homele	Neil Good Day Center	Adult Men and/or Women	General Needs	0	299 17th St.
Catholic Charities	Rachel's Women's Center	Adult Women only	General Needs	0	759 8th Ave.
Episcopal Community Svcs	Friend to Friend	Adult Men and/or Women	Severely Mentally Ill	0	1009 "G" Street
SD Rescue Mission	Day Service Center	Adult Men only	General Needs	0	1150 "J" St.
SDYCS	Teen Center Options	Runaway & Homeless Yo	Alco/Other Drug Abu	0	3937 Adams Ave.
SDYCS	Teen Center Recovery	Runaway & Homeless Yo	Alco/Other Drug Abu	0	3937 Adams Ave.
SDYCS	The Storefront	Runaway & Homeless Yo	General Needs	0	1039 12th St.
Senior Community Center	Day Service Center	Adult Men and/or Women	Seniors	0	928 Broadway St.
<u>Emergency Shelter</u>					
Catholic Charities	Rachel's Night Shelter	Adult Women only	General Needs	32	759 8th Ave.
County Mental Health Servic	Shelter Beds	Adult Men and/or Women	Severely Mentally Ill	22	P.O. Box 85524 M/S-P542
County Mental Health Servic	Shelter Beds	Adult Men and/or Women	Severely Mentally Ill	3	P.O. Box 85524 M/S-P542
Ctr.for Women's Studies & S	Project Safehouse	Adult Women only	Victims of Dom Viole	9	2467 "E" St.

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
Episcopal Community Svcs	Palm Hotel	Adult Men only	General Needs	8	509 12th Ave.
Friends of Russell Latimer	Leisure Living Program	Adult Men only	General Needs	2	4058 Chamoune Ave.
Friends of Russell Latimer	Leisure Living Program	Adult Women only	General Needs	4	4058 Chamoune Ave.
Friends of Russell Latimer	Leisure Living Program	Families with Children	General Needs	4	4058 Chamoune Ave.
SD Rescue Mission	Emergency Shelter	Adult Men only	General Needs	100	1150 "J" St.
SD Rescue Mission	Rachel Grosvenor - Emer	Families with Children	General Needs	14	939 S. 16th St.
SD Youth Involvement, Inc.	Southeast Emerg Quarters	Adult Women only	General Needs	5	2491 Island Ave
SD Youth Involvement, Inc.	Southeast Emerg Quarters	Families with Children	General Needs	19	2491 Island Ave
SDYCS	The Bridge	Runaway & Homeless Yo	General Needs	8	3151 Redwood St.
SDYCS	The Storefront	Runaway & Homeless Yo	General Needs	20	1039 12th Ave.
The Salvation Army	Men's Shelter/Jobs of Promise	Adult Men only	General Needs	60	730 "F" St.
The Salvation Army	San Diego Family Services	Families with Children	General Needs	50	730 "F" St.
Vista Hill Community Treatm	New Vistas Crisis Res. Treat.	Adult Men and/or Women	Severely Mentally Ill	14	734 10th Avenue
Volunteers of America	Detox	Adult Men and/or Women	Alco/Other Drug Abu	6	1111 Island
Volunteers of America	Ten Day Program	Adult Men and/or Women	Alco/Other Drug Abu	6	1111 Island
YWCA	Casa de Paz	Families with Children	Victims of Dom Viole	43	P.O. Box 126398

Health Services

Alpha Project for the Homele	Balboa Park Outreach Progra	General Population	General Needs	0	299 17th St.
Catholic Charities	Rachel's Women's Center	Adult Women only	General Needs	0	759 Eighth Avenue

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
Episcopal Community Svcs	Downtown Health Services	General Population	General Needs	0	1145 Broadway
Logan Heights Fam. Health	Beach Area Family Health Cnt	General Population	General Needs	0	3705 Mission Rd.
Logan Heights Fam. Health	Healthcare for Homeless Yout	Runaway & Homeless Yo	General Needs	0	1245 Market St.
Logan Heights Fam. Health	Homeless Healthcare Project	General Population	General Needs	0	1809 National Avenue
Logan Heights Fam. Health	North Park Family Health Cent	General Population	General Needs	0	3544 - 30th St.
Rodrigo Munoz, M.D. Offices	Private Physician	Adult Men and/or Women	General Needs	0	
St. Vincent de Paul Village		General Population	General Needs	0	1501 Imperial Ave
Stepping Stone	Outreach to Homeless	Adult Men and/or Women	Alco/Other Drug Abu	0	
<u>Perm. Supportive Housing</u>					
AIDS Foundation of San Die	Truax House	Adult Men and/or Women	AIDS	11	4080 Centre St
Child of God Enterprise	The New Horizon AIDS Shelte	Adult Men and/or Women	AIDS	7	5138 Imperial Ave
Christian Social Concerns	Ariel House	Adult Men only	AIDS	12	4281 College Ave
Christian Social Concerns	Rainbow House	Families with Children	AIDS	6	4233 Albatros St
Christian Social Concerns	The Lighthouse	Adult Men and/or Women	AIDS	10	5128 Ewing St.
Episcopal Community Svcs	Julian's Anchorage	Families with Children	General Needs	22	3776 Fourth Ave.
Episcopal Community Svcs	Oasis House	Adult Men and/or Women	SMI and Alcohol/Dru	10	509 12th Ave.
Love Center	Love Center	Adult Men only	AIDS	5	4189 Kansas St
PACTO	Casa del Sol	Adult Men and/or Women	AIDS	4	2876 Howard St.
Southeast Counseling Cntr	Yellow House	Adult Men only	AIDS	4	5895 Imperial Ave

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
St. Vincent de Paul Village	Josue Program	Adult Men and/or Women	AIDS	15	1501 Imperial Ave
<u>Seasonal Emer Shelter</u>					
Ecumenical Council of SD C	ISN Rot'I Shltr - San Diego	General Population	General Needs	12	3435 Cam. del Rio So., Ste.1
Ecumenical Council of SD C	ISN Rot'I Shltr - San Diego Int	General Population	General Needs	12	3435 Cam. del Rio So., Ste.1
<u>Transitional Shelter</u>					
Catholic Charities/METRO	House of Rachel	Adult Women only	General Needs	5	349 Cedar St.
CRASH	Golden Hill House	Adult Men and/or Women	Alco/Other Drug Abu	10	2410 "E" St.
CRASH	Short-term City Heights	Adult Men only	Alco/Other Drug Abu	2	4161 Marlboro
CRASH	Short-term Two	Adult Men and/or Women	Alco/Other Drug Abu	20	4890 67th St.
Crossroads	Crossroads Recovery Home	Adult Women only	Alco/Other Drug Abu	5	3594 4th Ave
Ecumenical Council of SD C	Interfaith Shelter Network Win	Families with Children	General Needs	25	3435 Cam. del Rio So., Ste.1
Emmanuel Lighthouse	Emmanuel Lighthouse	Adult Men only	General Needs	4	720 41st Street, Unit "A"
Episcopal Community Svcs	Champion House	Adult Men only	General Needs	14	1125 25th St., Ste. D
Episcopal Community Svcs	Friend to Friend	Adult Men and/or Women	Severely Mentally Ill	8	509 12th Ave.
Episcopal Community Svcs	Trans Housing	Adult Men only	General Needs	22	509 12th Ave. #15
Episcopal Community Svcs	Trans Housing	Adult Women only	General Needs	6	509 12th Ave. #15
Friends of Russell Latimer	New Start	Families with Children	Victims of Dom Violence	20	4058 Chamoune Ave.
Heartland House	Heartland House	Adult Men only	Alco/Other Drug Abu	12	5855 Streamview Dr.
House of Metamorphosis	House of Metamorphosis	Adult Men and/or Women	Alco/Other Drug Abu	7	2970 Market St.

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
MAAC Project	Casa de Milagros	Adult Women only	Alco/Other Drug Abu	2	1127 S. 38th St.
Pac Bch Safe Harbor Inc.	Safehouse Program	Adult Men only	General Needs	6	P.O. Box 90886
Pathfinders	Pathfinders	Adult Men only	Alco/Other Drug Abu	33	2980 Cedar St.
SD Rescue Mission	Rachel Grosvenor - Step	Families with Children	General Needs	83	939 S. 16th St.
SD Rescue Mission	Transitional Shelter	Adult Men only	General Needs	150	1150 J St.
SD Youth Involvement, Inc.	Freedom House	Runaway & Homeless Yo	General Needs	10	4644 Idaho St.
SDYCS	Transitional Living Program	Runaway & Homeless Yo	General Needs	20	3255 Wing St, No. 500
St. Marten de Porres Cr	St. Marten de Porres Cntr	Adult Men and/or Women	AIDS	6	3025 Fir St.
St. Vincent de Paul Village	Fresh Start (Maher Center)	Adult Men only	General Needs	150	1501 Imperial Ave
St. Vincent de Paul Village	H.E.L.P for Single Women	Adult Women only	General Needs	38	1501 Imperial Ave
St. Vincent de Paul Village	Joan Kroc Center	Adult Men and/or Women	General Needs	74	1501 Imperial Ave
St. Vincent de Paul Village	Joan Kroc Center	Families with Children	General Needs	96	1501 Imperial Ave
St. Vincent de Paul Village	Paul Mirabile Center	Adult Men only	General Needs	270	1501 Imperial Ave
St. Vincent de Paul Village	Paul Mirabile Center	Adult Women only	General Needs	80	1501 Imperial Ave
St. Vincent de Paul Village	Toussaint Teen Center	Runaway & Homeless Yo	General Needs	30	633 State St.
St. Vincent de Paul Village	Transitional Housing	Families with Children	General Needs	110	1501 Imperial Ave
Stepping Stone	Recovery Home	Adult Men and/or Women	Alco/Other Drug Abu	9	3767 Central Ave
The Salvation Army	ARC Single Men	Adult Men only	Alco/Other Drug Abu	100	1335 Broadway
The Salvation Army	ARC Single Women	Adult Women only	Alco/Other Drug Abu	25	2799 Health Center Dr.

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
The Salvation Army	Haven Program	Families with Children	General Needs	24	2799 Health Center Dr.
The Salvation Army	Maternity Program	Families with Children	General Needs	28	2799 Health Center Dr.
Tradition One	Tradition One - Men	Adult Men only	Alco/Other Drug Abu	18	4104 Delta St.
Tradition One	Tradition One - Women	Adult Women only	Alco/Other Drug Abu	2	4104 Delta St
Turning Point	Turning Point	Adult Women only	Alco/Other Drug Abu	5	1315 25th St
United States Mission	United States Mission	Adult Men only	General Needs	21	2611 "G" St.
United States Mission	United States Mission	Adult Women only	General Needs	4	2611 "G" St.
Vietnam Veterans of San Di	Landing Zone	Adult Men only	Alco/Other Drug Abu	40	4141 Pacific Highway
Vietnam Veterans of San Di	Residential Center - Men	Adult Men only	Veterans	30	4141 Pacific Highway
Vietnam Veterans of San Di	Residential Center - Women	Adult Women only	Veterans	10	4141 Pacific Highway
Vista Hill Community Treatm	SSLP	Adult Men and/or Women	Severely Mentally Ill	28	743 10th Ave
Volunteers of America	Amigos Sobrios	Adult Men only	Alco/Other Drug Abu	5	741 11th Avenue
Volunteers of America	Sobriety House	Adult Men and/or Women	Alco/Other Drug Abu	11	1111 Island
Way Back	Way Back	Adult Men only	Alco/Other Drug Abu	18	2516 "A" St
YMCA	Oz San Diego	Runaway & Homeless Yo	General Needs	10	3304 Idlewild Wy.
YWCA	W.I.T.	Adult Women only	General Needs	43	1012 "C" St.

Source: Regional Task Force on the Homeless (619) 467-1778 FAX 467-1779

<u>AGENCIES</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>BEDS</u>	<u>ADDRESS</u>
					<u>TOTAL BEDS:</u> <u>2678</u>

Definitions:

Case Management Agency: Offers emergency and supportive services and assist clients in developing a plan for achieving independent living.

Cold Temperature Shelter: Emergency shelter temporarily opened during inclement weather or extremely cold conditions: usually 4 - 6 nights a year.

Day Shelter: A facility with daytime support services in a safe environment which often includes showers, storage, messages, and laundry services.

Emergency Shelter: Basic, temporary overnight sleeping accommodations. Sometimes includes a meal.

Health Services: Outpatient care directed particularly to conditions of homelessness.

Perm Supportive Housing: Permanent housing where persons need supportive services (e.g. - child care) to maintain their permanency.

Seasonal Emergency Shelter: A program which provides shelter and support services during a limited portion of late Fall and Winter months.

Transitional Housing: Temporary housing and support services to return people to independent living as soon as possible, and not longer than 24 months

13. Refugees

San Diego's refugee population consists primarily of two distinct groups: (1) undocumented migrants from Mexico and Central America and (2) Indochinese from Southeast Asia. Technically, undocumented workers are not properly considered refugees and eligible for refugee assistance unless they are legally recognized to have come to the United States because of "persecution." The housing needs of undocumented migrants were discussed in the section on Farmworkers.

There are no data on the current number of refugees in the City of San Diego. Since the bulk of refugees to the region has arrived after the 1980 census, and social service agencies working with refugees do not differentiate in their work between local jurisdictions, the available data is for the County as a whole. The same San Diego State study cited in the section on Large Families¹⁵ provides some of the most current research available. Additional data are available from the San Diego County Department of Social Services, Central Intake Unit (which provides assistance to refugees resettled throughout the County) and the resettlement program of Catholic Community Services.

These sources estimate a refugee population of approximately 40,000 in the County, more than 80 percent of whom are from Southeast Asia. This estimate is based on the number of admissions to the United States and does not include children born in refugee families after they arrive in the United States. Between July 1989 and March 1990, slightly less than 1,000 refugees came to San Diego County from Southeast Asia, a reduction of about 30 percent from previous years going back to 1985. Overall, since July 1985, an estimated 6,650 refugees from Southeast Asia have resettled in San Diego County.

In addressing the housing needs of the Indochinese, care must be taken to keep in mind that they constitute four distinct ethnic groups differing in language, heritage, culture, and identity: the Hmong (located primarily in Linda Vista and Mid-City), the Lao (located primarily in Southeast San Diego), the Cambodian (located primarily in East San Diego and Mid-City), and the Vietnamese (located throughout the City). The San Diego State study found the composition of Indochinese refugees in San Diego County to roughly reflect that of the United States as a whole: Vietnamese 55%; Laotian 20%; Cambodian 13%; and Hmong 12%. The same study found that Indochinese families tend to have a high

¹⁵Rumbault et al; 1987.

child/woman ratio.¹⁶ This ratio for Indochinese was calculated at 824 children per woman as compared to 295 children per woman for the general San Diego population, based on 1980 Census data. This implies a higher proportion of large families among Indochinese households with concomitant needs for three- and four-bedroom units.

Refugees from Eastern Europe and the Soviet Union have risen steadily since 1988, reflecting the loosening of immigration restrictions in that part of the world. Also, about 300 refugees arrived in the County from the Near East and Africa, a slight increase from previous years. Catholic Community Services, which settles more refugees than any other agency in the County, projects that while the number of arrivals from regions other than Southeast Asia is likely to increase, the total annual number of refugees settling in San Diego County is likely to remain stable because the large resident refugee population could serve as a foundation for future family reunification.

Of the 13,000 refugees served by the Refugee Employment Preparation Program of the County Department of Social Services between 1983-1988, 85 percent were Southeast Asian and 76 percent were under the age of 40. Half had less than a high school diploma and 65 percent were recipients of refugee cash assistance. Of these, 60 percent qualified for further AFDC assistance. Finally, 26 percent were determined to need a full range of employee training services to fully effect resettlement. According to Catholic Community Services, the rate of welfare dependency is over 60 percent for refugees who require employee training services.

The primary housing needs for refugees may include larger, less expensive units, preferably near bus lines and perhaps among those with similar ethnic characteristics. Refugees may require strong community support in adjusting to a new country. Those most likely to offer this support are those of a similar ethnic background. It may be unrealistic however to offer larger relatively inexpensive units, unless significant public subsidies can be made available.

¹⁶The child/woman ratio is a measure of the fertility of a population group and refers to the ratio of all children under the age of five per 1,000 women aged 15-44 years.

I. Existing and Projected Housing Needs for All Income Levels

In addition to the Series 7 Regional Growth Forecast, SANDAG has updated the Regional Housing Needs Statement which indicates the number of new housing units which each jurisdiction should provide during the time period covered by its housing element.

The City of San Diego's regional share goal for the period July 1, 1991 through June 30, 1996, is 43,802 units or 8,760 new units annually. This number was determined by SANDAG based on the regional distribution of vacant land and projected employment growth in each jurisdiction. The City of San Diego formally accepted SANDAG's Regional Housing Needs Statement in April 1990. Table A in Technical Appendix D illustrates the regional share goals for each jurisdiction in the San Diego region.

In addition to the regional share goals, SANDAG has identified the number of lower-income households which each jurisdiction should assist in order to meet its reasonable share of the region's current and projected lower-income housing needs. Assistance can be provided in a variety of ways including new construction, rehabilitation, and rent subsidies.

The fair share goal is based on two principles: (1) that lower-income housing should be a region-wide responsibility; and (2) that each jurisdiction should accept its share of the region's lower-income housing responsibilities proportionate to the demand generated by existing lower-income housing needs and by new demands created by forecasted lower-income population growth.

For the City of San Diego, the fair share need is estimated at 74,529 households over the seven-year period covered by this housing element. The fair share goal is 2.5 percent of the need which translates to assistance to 9,316 households over the seven-year period, or 1,863 households annually. Table B in Technical Appendix D illustrates the fair share goals for each jurisdiction in the region.

III. CONSTRAINTS TO DEVELOPMENT

A. Purpose

This chapter reviews the impact of both governmental and nongovernmental constraints on housing development. Such governmental constraints as growth management policies and programs, community plans, land use plans and controls, building codes, development regulations and processing procedures, and fees can all substantially affect the cost and availability of housing. In addition, numerous nongovernmental factors affect the cost and availability of housing. The most important of these are the costs of financing, land, construction, and market speculation.

B. Key Findings

- * San Diego's 1979 Growth Management Program has essentially achieved its stated objective of redirecting growth from peripheral areas to older, urbanized communities, but has also created several unforeseen problems.
- * Until 1987, there was no mechanism in place to finance additional infrastructure needed to support higher development intensities in the urbanized areas.
- * The quality of infill development in the urbanized areas was widely perceived to be detrimental from a design standpoint. Public reaction to poor quality design resulted in a series of new design regulations and downzonings to limit the amount of future infill and to assure that what infill did occur would be compatible with its immediate surroundings.
- * According to a consultant study done in June 1990, the City's current growth management program is likely to have a mixed impact on housing affordability.
- * As of 1990, San Diego's zoning ordinance included more than 200 zones, over 20 planned districts, and approximately 10 overlay zones. Despite the City's complex zoning ordinance, many residential developments are still able to build to the maximum density permitted by the underlying zone.
- * Average processing times for discretionary development permits ranges from six months to approximately three years, depending on the type of permit and whether or not an environmental impact report is required. Projects in the urbanized communities tend to be smaller and therefore are frequently processed more

quickly than projects in the planned urbanizing communities which tend to be larger with more complex issues to be evaluated.

- * The City is in the process of updating its zoning code. Phase One of the update was completed in May 1992 and became effective in January 1993. The City adopted a new Land Development Ordinance which reduced the number of permit processing tracks from more than twenty to five.
- * Phases two and three are expected to be completed in FY 96 and will result in simplified and consolidated zone requirements.
- * Impact fees for a single-family house range from an average of \$11,200 in the urbanized communities to \$16,800 in the planned urbanizing communities. Impact fees for a multi-family unit range from an average of \$8,200 in the urbanized communities to \$11,700 in the planned urbanizing communities.
- * The lending industry crisis is likely to make the production of affordable housing more difficult and increase the need for additional governmental assistance at all levels for affordable housing.
- * Dramatic increases in land costs are probably the most important single factor in making San Diego one of the least affordable cities for housing in the nation. Depending on the applicable zoning and land use designation and location in the city, land costs increased from 100 percent to 600 percent from the mid-1980s to 1990.
- * As a percentage of total project costs, construction has decreased from 38 percent in 1980 to 33 percent in 1990. This decrease reflects the large increase in land costs as a percentage of total project costs.

C. Governmental Constraints

1. Growth Management Program

In order to provide perspective, this section first describes what has happened since San Diego's current growth management program was adopted in 1979 and then addresses more recent efforts to update the program.

The 1979 program was intended to reverse two related trends:
(1) rapid population growth on the periphery of San Diego and
(2) reduced or even declining growth in the central parts of the city. The decentralized development pattern of the 1970s contributed to rising public service costs caused by scattered development, inefficient urban forms, the loss of open space and agricultural land, and a general deterioration in the city's "quality of life."

To reverse this trend, the Progress Guide and General Plan outlined a policy to redirect much of the growth into the older centralized urbanized communities and to phase the remaining growth to outlying newly developing areas in accordance with the availability of public facilities and services. It created a three-tier system to guide growth. All communities in San Diego were classified as "Urbanized," "Planned Urbanizing," or "Future Urbanizing."

The Urbanized area includes downtown and largely built-up older neighborhoods targeted for infill development, redevelopment, and rehabilitation.

The Planned Urbanizing areas are those communities anticipated to develop as new, planned communities. In these areas, land is to be opened for development in stages in accordance with the phased extension of public facilities and services.

The Future Urbanizing areas are vacant and zoned primarily for agriculture. This land is to be held in reserve until at least 1995 for future development.

The policy of redirecting growth to the urbanized areas was very successful. While only 10 percent of all new residential development in 1979 was occurring in the urbanizing areas, by 1983 this figure peaked at 60 percent. By the late 1980s, the momentum shifted back to the planned urbanizing areas. However, approximately 40 percent of residential development continues to occur annually in the urbanized areas.

The success of the 1979 strategy of redirecting growth to the urbanized area created several unforeseen problems.

First, there was no mechanism in place to finance the additional infrastructure needed to support the higher intensities of development being created in the urbanized areas. Such a mechanism was in place in the planned urbanizing areas in the form of Facilities Benefit Assessments and impact fees. An implicit assumption of the 1979 Plan was that existing infrastructure in the urbanized area would be sufficient to accommodate the additional development to be redirected there.

This assumption proved fallacious for two reasons: (1) the magnitude of development in the urbanized areas became far greater than was forecast; and (2) residents of the urbanized areas expected facilities and services at the same standards as in the planned urbanizing areas. In response to the need for additional infrastructure improvements, impact fees were finally imposed in all of the urbanized areas in 1987.

Lack of adequate parking became a particularly serious infrastructure problem because of insufficient parking standards and reduced on-street parking due to extensive curb cuts created by new development projects. This problem was addressed in 1989 with the adoption of a Multi-Family Parking Standards Ordinance. Table 23 summarizes these parking standards.

TABLE 23

SUMMARY OF CITYWIDE MULTI-FAMILY PARKING REGULATIONS

I. Base Parking Requirements

A.	For premises of 2 or more units	
1.	studio units of 400 s.f. or less	1.00 space
2.	studio units larger than 400 s.f. and 1 BR units	1.25 spaces
3.	2 BR units	1.50 spaces
4.	3 BR+ units	1.75 spaces
B.	For very low-income units owned or managed by Housing Commission	
1.	1 BR units	1.00 space
2.	2 BR units	1.20 spaces
3.	3 BR+ units	1.40 spaces

II. Supplemental Parking Requirements

- A. 30% of total base parking requirement except
50% in areas designated as Beach Parking Impact
Areas or Campus Parking Impact Areas
- B. Parcels located in a designated transit corridor,
node or hub can have their supplemental parking
requirement reduced by the following:

<u>Location</u>	<u>Reduction</u>
Transit Corridor	10%
Nodal Corridor/Transfer Node	20%
Transit Node	30%
Transit Hub	60%

- C. Parcels having the following densities can have
their supplemental parking requirement reduced
by the following:

<u>Net Density Achieved</u>	<u>Reduction</u>
42-72 du/a	10%
73-142 du/a	20%
143+ du/a	30%

- D. Parcels having mixed-use developments can have
their supplemental parking requirements reduced
by the following:

<u>% of Commercial Use (gross floor area)</u>	<u>Reduction</u>
4 - 8.9%	10%
9 - 12.9%	20%
13% +	30%

Prior to 1989, the previous base parking requirement required an average of about 1.5 spaces per unit, although different communities had different parking requirements. The 1989 standards set forth citywide requirements and incorporated reductions for supplemental (guest) parking, for developments close to transit stops, mixed use developments, developments utilizing shared parking and high density projects.

Figure 9 illustrates the impact that the new parking requirements had for a prototypical 10 unit multi-family development. Depending on the location of the development and the extent to which reductions for supplemental parking could be utilized, the 1989 standards raised parking requirements by a minimum of 27 percent (for projects located in a transit node) to a maximum of 67 percent (for projects located in a planned urbanizing community).

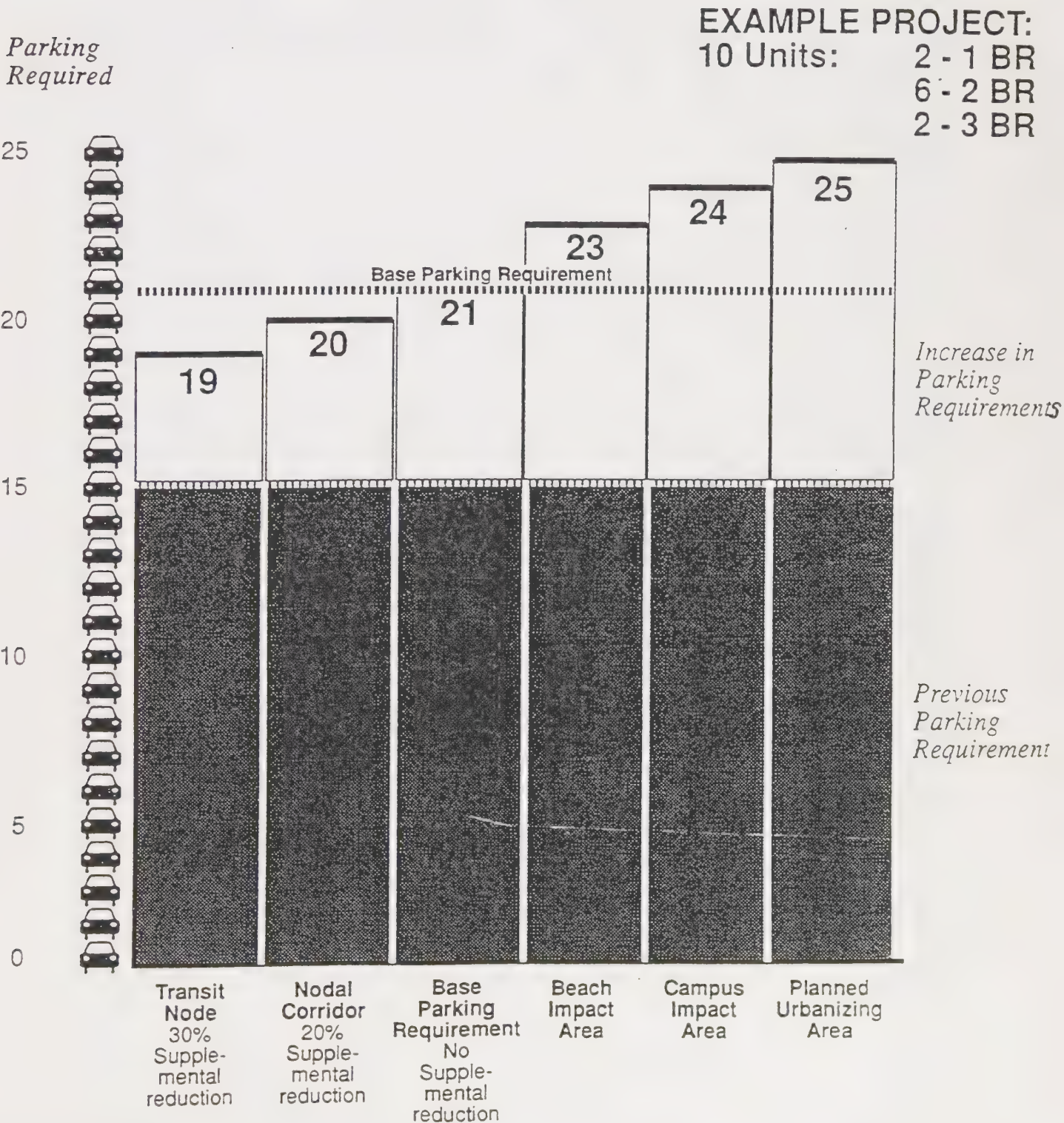
Although the new parking standards have addressed the problem of inadequate off-street parking, they have also added to multi-family housing development costs in general and affordable housing costs in particular. The City is aware of the impact and at least two options are available for addressing it.

First, one of the offsets proposed under the inclusionary housing program, and its alternative, would be the reduction of supplemental parking requirements from the current 30 percent of the base parking requirement to 15 percent of the base parking requirement. Secondly, as part of Phases II and III of the City's Zoning Code Update (described more fully in Section C-3), a comprehensive revision of residential parking standards in general will likely be proposed in order to simplify and reduce the requirements.

In addition to the parking issue, the quality of infill development in the urbanized areas was widely perceived to be detrimental from a design standpoint. The bulk and scale of new buildings was not proportionate with prevailing architectural character in many neighborhoods. Bulky four-, six-, and eight-plex apartment buildings with front yard parking and little or no landscaping were constructed in predominately single-family neighborhoods. Neighborhood reaction to this infill development prompted enactment of a series of new design regulations and downzonings to limit the amount of future infill and to assure that what infill did occur would be compatible with its immediate surroundings. The downzonings were intended to preserve enclaves of single-family structures located in multi-family zones by rezoning these districts to single-family. Altogether, more than 754 acres were downzoned, resulting in a net loss of approximately 7,650 potential multi-family units.

Parking Requirements of Multifamily Residential Developments

when applied to an example project



The City's zoning code, dating to the late 1920s, permitted many of the poor design practices in the older neighborhoods. Additionally, the density recommendations of some community plans were not implemented and other community plans in retrospect had excessive density designations. Consequently, the City adopted "tailored zoning" to address the specific design and land use issues prevalent in each community. By 1990, more than 20 Planned District Ordinances had been adopted, primarily in the urbanized areas, to essentially replace the underlying zoning. Most of these ordinances include specific design criteria intended to make multi-family structures more compatible with nearby single-family structures.

Inappropriate or poor quality development in the urbanized areas has also had the effect of persuading neighborhood and community leaders that higher density developments create impacts which are difficult to mitigate. However, the generally positive reaction to the large mixed-use redevelopment of the former Sears site in the Hillcrest community demonstrates that higher density developments can work if they exhibit a high quality of design which "fit" into the fabric of their immediate neighborhoods and adequately mitigate their impacts.

To address the unintended consequences of the 1979 Plan, the City has updated its community plans to make the zoning conform with existing community character and densities. Beyond that, the City updated its growth management program in Fall of 1990 to incorporate a 20-year Capital Facilities Plan and a Fiscal Impact Review Ordinance.

The Capital Facilities Plan will identify and prioritize public capital improvements including transportation, park and recreation, library, police, fire and operation station facilities. For each improvement, it will identify the estimated cost, funding source and the schedule for completion. The Capital Facilities Plan is to be updated annually to reflect changes in schedule, funding source, and changes in demand for public facilities.

The Fiscal Impact Review Program would require that a fiscal impact study be completed before any permit can be issued or any mapping action approved for residential projects involving 50-or-more units and nonresidential projects involving 25,000-or-more square feet. The fiscal impact study would compare public revenues anticipated from the development with the estimated, capital, operational, maintenance and replacement costs for public facilities needed to service the project. This information must then be considered in the development approval process but cannot be the sole basis for approval or disapproval. The City must then utilize the fiscal impact studies to prepare annual analyses of the cumulative fiscal impacts of development activity.

As of July 1993, the Fiscal Impact Review Program was not operational and is not likely to be implemented in the foreseeable future due to dramatic changes in local economic conditions, manifested in significant slowdowns in development activity since 1990 and reductions in the City budget related to economic conditions. It is possible, however, that the City Manager may eventually propose changes to this ordinance consistent with a scaled-down ability to implement it.

Public facilities whose need is generated by new development will continue to be funded on a basis proportionate to the demand generated by the new development by impact fees and Facility Benefit Assessments. Facilities which address deficiencies in individual communities may be funded by a variety of mechanisms which still need to be identified.

2. Community Plans

San Diego has 45 identified community planning areas. About 30 of these communities have a community planning group which represents the community in most planning related matters. The Planning Department works closely with these groups in preparing and updating community plans and in reviewing and making recommendations on individual development projects.

The community plans in aggregate, comprise the Land Use Element of the Progress Guide and General Plan and are updated on a regular cycle. As such, they specify the location and intensity of proposed residential development and the spatial relationship to other land uses and supporting facilities and services. The community plans are therefore a primary vehicle for carrying out the policies and programs of the Housing Element.

The community planning process in San Diego is changing, based on a new City initiative called "Livable Neighborhoods." Under this program, community plan updates will be scheduled primarily for communities which have severe physical or economic problems or where major issues have changed significantly since the last update. The updates will be more focused and be more action/implementation oriented. Additionally, reflecting the fact that San Diego is currently more than 80 percent built out, the emphasis will be less on land use planning and more on coordination of city services and facilities.

3. Land Use Controls

The policies and proposals of the community plans are implemented by a variety of land use controls. Although land use controls can take numerous forms, the most common are zoning, subdivision regulations, and environmental restrictions.

The length and complexity of San Diego's zoning ordinance tends to add to development costs and processing. Altogether, San Diego's zoning ordinance includes more than 200 zones, over 20 Planned Districts, and approximately 10 overlay zones. Because of the concern over design quality, particularly in the urbanized areas, the tendency has been to create new planned districts to replace the citywide zoning districts, thus increasing average processing times.

Technical Appendix H illustrates the major development regulations applicable for San Diego's existing residential base zones and a couple of its Planned Districts.

In recognition of the complexity of San Diego's zoning ordinance and its impact on development processing, the City Council has directed the City Manager and the Planning Department to update the entire zoning code in order to simplify zone requirements, reduce the extent of overlapping requirements, reduce the number of Planned Districts and overlay zones, and streamline permit processing requirements. The Zoning Code Update is the highest priority project in the Planning Department.

Because of the size and complexity of San Diego's regulatory system, the Zoning Code Update has been divided into three phases. Phase One addresses streamlining of the permit processing decision-making process and is complete. It resulted in a new Land Development Ordinance adopted in May 1992. This ordinance became effective in January 1993 and reduced the number of permit processing tracks from more than twenty to five. Phase One is described more fully in Section C-9, beginning on page 89.

Phases Two and Three were initiated in 1992. Phases Two and Three have been consolidated and are addressing the rewriting and consolidation of zone requirements. The intent is to simplify and clarify requirements by rewriting the citywide base zones so that they address the same problems and issues as the overlay zones and planned districts, thus enabling the City to reduce its reliance on the latter tools. It is anticipated that the City Council will be asked to give conceptual approval to the new updated zones and regulations by December 31, 1995, with formal adoption by July 1996.

The following goals have been identified for rewriting of the residential zones specifically:

Procedures and Methods

- 1 Strive for simplicity in the drafting of regulations.
2. Reduce the need for discretionary review.
3. Simplify the discretionary review process.
4. Reduce the overlap of different regulations affecting residential development.

5. Create regulations that are easy to administer and enforce.
6. Provide equity between development standards in different areas of the City.
7. Increase predictability.
8. Create specific findings where discretionary actions are required.
9. Reduce the potential for inconsistency in interpretation of regulations.
10. Promote objective standards.
11. Reduce government regulation and do not regulate color, materials or articulation independent of the building envelope except in designated resource, historic, or redevelopment areas.
12. Provide definitions and thresholds for remodels..
13. Clarify redevelopment and nonconforming rights.
14. Consolidate residential permits to the extent possible.
15. Review uses and determine appropriate permitted and conditional uses.

Housing Quality and Affordability

1. Promote housing affordability.
2. Improve the quality of residential development.
3. Base regulations on the physical setting of the neighborhood.
4. Implement newly adopted Transit Oriented Development Guidelines relating to residential development.
5. Provide for accessory dwelling units under appropriate conditions.
6. Increase residential density along transit corridors.
7. Provide for zero lot line and townhouse style single-family development.
8. Incorporate community plan goals and recommendations into the residential zones.
9. Provide a direct correlation between community plan land use designations and residential zone density designations.

Although San Diego's zoning and development regulations are complex, they nevertheless allow residential developments to achieve the maximum number of units permitted by the underlying zone. Table 24 lists a sample of residential developments completed in several areas of San Diego in both urbanized and planned urbanizing communities. This table compares the number of units actually developed to the number of units permitted by the applicable zoning district. It is clear that the vast majority of projects in this table were built to the maximum allowed by the applicable zoning.

Although most of the projects listed in Table 24 represent intensification of existing uses or redevelopment, the Mission Valley projects are new construction. Though Mission Valley is classified as an Urbanized Community, it actually more closely

resembles a Planned Urbanizing Community in that this community has large tracts of raw vacant land and the development which has occurred is large scale in character rather than small scale infill or redevelopment oriented as in the rest of the Urbanized Communities.

The Series 8 Regional Growth Forecast indicates that Mission Valley has approximately 53 percent of the vacant land available for multiple dwelling development in the Urbanized Communities. Thus, Mission Valley will be the primary location of new construction multiple dwelling housing in the Urbanized Communities. Based on the various specific plans which regulate development in Mission Valley, it is likely that much of the multiple dwelling new construction in this community will occur at densities at least 25 du./ac. Thus, a significant portion of the potentially affordable housing in the Urbanized Communities could be created through new construction.

TABLE 24

COMPLETED MULTI-FAMILY DEVELOPMENTS
ACTUAL VS. MAXIMUM UNITS

Community	Project/Address	Permits ¹	Zoning	Zoning Du/Ac	Actual Units	Max Units
URBANIZED COMMUNITIES						
La Jolla	Draper Ave Duplex	CDP	R-3000	14.5	5	5
La Jolla	Palmas de la La Jolla	CDP	R-3000	14.5	6	6
La Jolla	Romero Residence	CDP	R-3000	14.5	2	2
Linda Vista	5763 Riley Street	PRD	R-1000	43.6	6	6
Mission Bch	Bayside Walk	CDP	MBRS	24.4	3	4
Mission Bch	B&W Condos	CDP	R-3000	14.5	3	3
Mission Val	La Costa Brava	PRD	MV-M ²		103	110
Mission Val ¹	River Front/River Scene	PRD	MV-M/SP	38	336 ³	336
Mission Val ¹	River Colony	PRD	MV-M/SP	38	300	300

¹CDP = Coastal Development Permit; PRD = Planned Residential Development; MCD = Mid-City Development Permit; PIRD = Planned Infill Residential Development Permit; TM = Tentative Map. Some projects on this chart required more than one type of permit. However, in order to reduce the complexity of the chart, only one permit is listed.

²The maximum number of housing units in this zone is determined by development intensity districts (DID's) which allocate housing units based on the number of trips allocated to the DID. The La Costa Brava site is in DID "G" which allocates 344 trips per acre. The La Costa Brava site is 1.93 acres. $1.93 \times 344 = 664$ trips. Each multi-family unit is allocated 6 trips. $664/6 = 110.6$ units which are permitted on this site.

³This site is in the FSDRP Specific Plan which allocates a maximum number of housing units to each development site in the area covered by the plan. The plan allocates 300 units to this particular site.

Ocean Bch	Orchard Ave Condominiums	CDP	R-1750	24.9	4	4
Ocean Bch	Santa Cruz Condominiums	CDP	R-1750	24.9	4	4
Ocean Bch	Santa Cruz OB IV	CDP	R-1750	24.9	4	4
Pacific Bch	Bay View Condos	CDP	R-1500	29	4	4
Pacific Bch	1552 Chalcedny	CDP	R-1500	29	4	4
Pacific Bch	1050 Diamond Street	CDP	R-1500	29	4	4
Pacific Bch	McCleary Condo	CDP	R-1500	29	4	4
Pacific Bch	Richter Townhome Condos	CDP	R-1500	29	3	3
Peninsula	Casa Silvera	CDP	R-600 ⁴	72.6	5	12
San Ysidro	Robinhood Creek	PRD	R-3000	14.5	70	100
Uptown	Blaine & Normal	MCD	CN-2A	54.4	21	17
Uptown	Danube Properties	MCD	MR-800B	72.6	34	34

PLANNED URBANIZING COMMUNITIES

CM Ranch	Carmel Mtn Ranch Unit 7	TM	R-1500 ⁵	29	338	338
CM Ranch	Carmel Mtn Ranch Unit 8	TM	R-1750 ⁵	24.9	344	344
CM Ranch	Carmel Mtn Ranch Unit 9	TM	R-3000 ⁵	14.5	108	108
CM Ranch	Carmel Mtn Ranch Unit 15/15A	TM	R-1500 ⁵	29	986	986
Mirimar Rh N	Scripps Midland	PRD	R-1500	19	190	408
Mira Mesa	Westview	PRD	R-3000	14.5	576	246
University	Playa Vista Condos	PRD	R-1000	43.6	296	471

⁴Although the maximum density in the R-600 zone is 72.6 units per acre, this maximum is unrealistically high in the Peninsula community due to the applicablity of beach impact parking requirements and the coastal zone height limit of 30 feet. A more realistic density maximum in this zone in the Peninsula community would be approximately 40 units per acre.

⁵The maximum number of units on any individual parcel in the Carmel Mountain Ranch community is regulated by the Carmel Mountain Ranch Community Plan, (a specific plan) which sets forth the maximum number of units which can be developed on each parcel in the community.

University	Regent	PRD	R-1000	43.6	562	427 ⁶
University	Renaissance Lots 14 & 15	PRD	R-2A-CN	?	108	154 ⁷
University	Renaissance Lot 16	PRD	R-1500	29	233	188 ⁷
University	Renaissance Lots 17 & 18	PRD	R-1500	29	400	232 ⁷
University	Renaissance Lots 22 & 25	PRD	R-1500	29	922	473 ⁷

⁶Although the maximum number of units permitted by the R-1000 zoning is 427 units, the project complies with the density designations of the La Jolla Colony Master Planned Residential Development Permit which recommends that this site be developed for residential use at a maximum density of 57 units per acre or 562 units on this site.

⁷The Renaissance projects listed are regulated by a Master Planned Residential Development permit which allows 2,500 dwelling units for the entire development. Several projects developed in early Renaissance phases did not utilize all of the units initially allocated to them in the original Master PRD Permit. These unutilized units went into a "Floating Unit Reserve" which could be allocated to subsequent phases, thus allowing those later projects to exceed the maximum number of units which would otherwise be permitted. The total number of units in the entire development would still not exceed 2,500 units.

Table 25 shows housing units completed in the Urbanized Communities of San Diego between FY 1991 and the first six months of FY 1994 (December 1994). Table 25 indicates that 4,873 multiple dwelling units were completed in the Urbanized Communities during this time span. A comparison of Table 24 and Table 25 shows that Table 24 includes about 20 percent of all multiple dwelling unit completions this housing element cycle.

Table 25
HOUSING UNITS DEVELOPED SINCE FY 1991 IN URBANIZED COMMUNITIES
CITY OF SAN DIEGO

YEAR	HOUSING UNITS		
	SINGLE FAMILY	MULTI-FAMILY	TOTAL
FY 1991	99	2,460	2,559
FY 1992	140	1,123	1,263
FY 1993	107	1,056	1,163
FY 1994 (6 mo.)	93	234	327
TOTAL	439	4,873	5,312

4. Land Inventory

This section estimates the amount of vacant and potentially redevelopable land designated for residential development. These estimates are based upon zoning designations and the City's land use data base.

Table 26 indicates the amount of vacant and potentially redevelopable land zoned at various density levels and the potential number of housing units which could be accommodated at each density level.

Table 26
Inventory of Residential Land Projected to Develop 1990 - 2005

Du/Acre	Vacant Land		Housing Infill		Redevelopment		Total	
	Acres	Units	Acres	Net Units	Acres	Net Units	Acres	Net Units
0-10	8,020	39,178	488	1,818	34	86	8,578	41,082
10.1-25	983	16,004	270	2,129	356	3,007	1,635	21,140
25.1+	347	14,524	288	11,797	275	6,580	912	32,901
Total	9,350	69,706	1,046	15,744	665	9,673	11,125	95,123
Source: Series 8 Regional Growth Forecast, San Diego Association of Governments, December 1994								

Table 27 on the following page, summarizes the availability of vacant and infill¹⁷ or potentially redevelopable land zoned at 25 dwelling units per acre or more. This density threshold is an important requisite for the development of housing affordable to low- and very low-income households. Inasmuch as all of this land is located either in the Urbanized or Planned Urbanizing Areas of the City, it is all available for development during this housing element cycle subject, of course, to private market forces and applicable permit requirements.

¹⁷ SANDAG'S Series 8 Regional Growth Forecast defines infill as intensification of a parcel with no change in land use such as a single-family parcel being split into smaller lots for additional single-family units. Redevelopment is defined as intensification with a change in land use such as a single-family parcel converting to multiple-family use or commercial use.

Table 27
Summary of Land Availability by Zone
25+ Dwelling Units Per Acre

	DU/A ¹⁸	VACANT LAND		INFILL/REDEVELOPMENT	
ZONE ¹⁹		ACRES	UNITS	ACRES	UNITS
R-400	81			1	81
R-600	73	5	356	8	377
R-800	54	6	289	42	1,088
R-1000	43	106	3,892	403	11,475
R-1500	29	257	7,742	368	5,723
R-1250	35	102	3,686	15	233
R-1750	25	5	114	107	928
TOTAL		481	16,079	944	19,824

¹⁸Although San Diego's Zoning Code specifies only maximum allowable densities and not minimum densities, the various community plan land use elements specify land use designations which incorporate a range of allowable densities for each designation.

¹⁹San Diego has numerous Planned Districts which create special zoning districts which are applicable only in specific communities. This table includes the zones encompassed within the Planned Districts, based on similar maximum density allowances. As an example, the totals in the R-800 zone includes land zoned MR-800B in the Mid-City Planned District.

Table 28 on page 99 compares the totals for Tables 26 and 27 against one another. Table 28 combines the data for infill and redevelopment from Table 26 into one number for acres and units. There is a difference of 134 acres between the amount of vacant land designated vs. zoned for 25 du./ac. or higher. This difference in acreage translates into 3,745 units designated vs. zoned at 25 du./ac. or higher. The difference is attributable primarily to the fact that the land use designation figures are based on 1990 data and does not reflect a change in land use designation and accompanying rezoning in the Sorrento Hills community representing 134 acres and 2,700 units. This acreage was redesignated from Agricultural to Multiple Dwelling and rezoned from Agricultural to the R-1500 zone. This change is incorporated into the zoning figures shown in Table 27.

Table 28
Comparison of Land Designated vs. Zoned
at 25+ Dwelling Units Per Acre

VACANT LAND				INFILL/REDEVELOPMENT			
DESIGNATED		ZONED		DESIGNATED		ZONED	
ACRES	UNITS	ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
347	14,524	481	16,079	563	18,377	944	19,824

Table 29
Residential Land Inventory vs. Regional Share Goals

Income Category	Regional Share Goal	Housing Unit Inventory
Very Low-Income	10,074	32,901
Low-Income	7,446	
Moderate-Income	9,198	21,140
Above Moderate-Income	17,084	41,363
Total	43,802	95,123

Much of the land identified for redevelopment is located in or adjacent to transit corridors. A primary policy of the City's Land Guidance program is to encourage transit-oriented developments (TODs) in these corridors.

In order to achieve such development, the City intends to implement the programs and actions discussed in the Goals, Objectives, Policies and Programs of the Housing Element under Land Guidance.

The provision of affordable housing is an integral component of transit-oriented developments and will be achieved through amendment of several existing City plans and programs:

- a. Amendment of the Transportation and Urban Design Elements of the Progress Guide and General Plan to incorporate the Land Guidance Program's TOD guidelines.
- b. Creation of Urban Village Zones to encourage a compact pattern of land uses, including a range of housing types, public parks and plazas, retail uses, and major transit stops on the existing and planned transit system and in areas where pedestrian activity is desired.
- c. Amendment of the Companion Unit Ordinance to make it an accessory use subject to a Process Two review (staff decision appealable to the Board of Zoning Appeals or Planning Commission and to simplify the development standards in other areas where a conditional use permit may continue to be required).
- d. Amendment of the Density Bonus Ordinance to comply with new state legislation for this program. The proposed amendment includes a provision for an additional density bonus in relation to transit.

The Land Guidance program will also be instrumental in achieving higher density development along or adjacent to transit corridors in the Planned Urbanizing Areas.

5. Availability of Facilities and Services in Relation to Land Inventory

The City's system of Development Impact Fees (DIFs) and Facility Benefit Assessments (FBAs) provides strong assurance that public facilities will be available to support new development. In the urbanized areas, basic infrastructure is largely in place, although not to General Plan standards in many instances. The impact fees provide a mechanism for partially financing additional facilities generated by new development or redevelopment.

In the Planned Urbanized Areas, the DIFs and FBAs assure that facilities generated by new development will be provided.

The City's impact fee system is described in greater detail in Section C-8-c, beginning on page 89.

6. Building Codes

The primary purpose of building, plumbing, and electrical codes is the protection of public health and safety through the setting and enforcement of minimum standards for design, materials, and workmanship. The City of San Diego has adopted nationally recognized model codes as its basic building laws. San Diego has adopted (with minor exceptions) the Uniform Building Code,

Uniform Mechanical Code, Uniform Plumbing Code, and National Electrical Code. These codes are promulgated by technically qualified professional organizations and were last updated in 1988. These codes are adopted by most cities and counties in the western United States as well by the State of California.

Often, variations in local amendments to the model codes result in different standards among neighboring jurisdictions, thus tending to increase development costs because developers must tailor their product to the specific requirements of the jurisdiction in which they are building. Fortunately, this does not present a major problem in the San Diego area since all cities and the County adopt essentially the same model codes, and representatives of the local jurisdictions meet regularly to insure that code applications and amendments are kept uniform.

Individual building code requirements can sometimes act to impede the development of affordable housing by requiring specific materials or construction techniques which may not necessarily reflect the latest, most cost-effective technology. In the case of San Diego, it has adopted several pioneering policies to allow "code-equivalent substitutes" in order to reduce per-unit development costs, thereby promoting the development of Single Room Occupancy (SRO) Hotel units. These changes have allowed San Diego to become the national model for developing new or rehabilitated SRO's.

7. Site Improvements

Site improvements include facilities such as streets, sidewalks, stormwater and sanitary sewers, water lines, and other utilities which directly serve the site being developed. Such "on-site" improvements are distinguished from "off-site" improvements which include facilities to accommodate traffic, recreational, public safety, and other "off-site" demands generated by a development. In San Diego, the City requires developers to provide necessary on-site improvements as part of the total project development. Additionally, the City requires developers to provide necessary off-site improvements either directly or indirectly through the payment of Development Impact Fees or Facilities Benefit Assessments.

According to figures from the Building Industry Association of San Diego County, land and site improvements as a component of housing costs has remained relatively constant since 1980. Figure 10 illustrates that in 1980, land and site improvements accounted for 34 percent of the median priced (\$109,000) single-family home. By 1990, land and site improvements comprised 36 percent of the cost of the median priced (\$206,000) single-family home. Although the percentage share of cost has remained approximately similar between 1980 and 1990, land costs in particular are responsible for much of the increase in the

cost of a single-family house in San Diego during the ten-year period.

On-site improvement costs have increased essentially because the City has raised its standards for streets, curbs, gutters, and sidewalks since 1980. The City has little choice but to require developers to provide off-site improvements because of the property tax limitations imposed by Proposition 13.

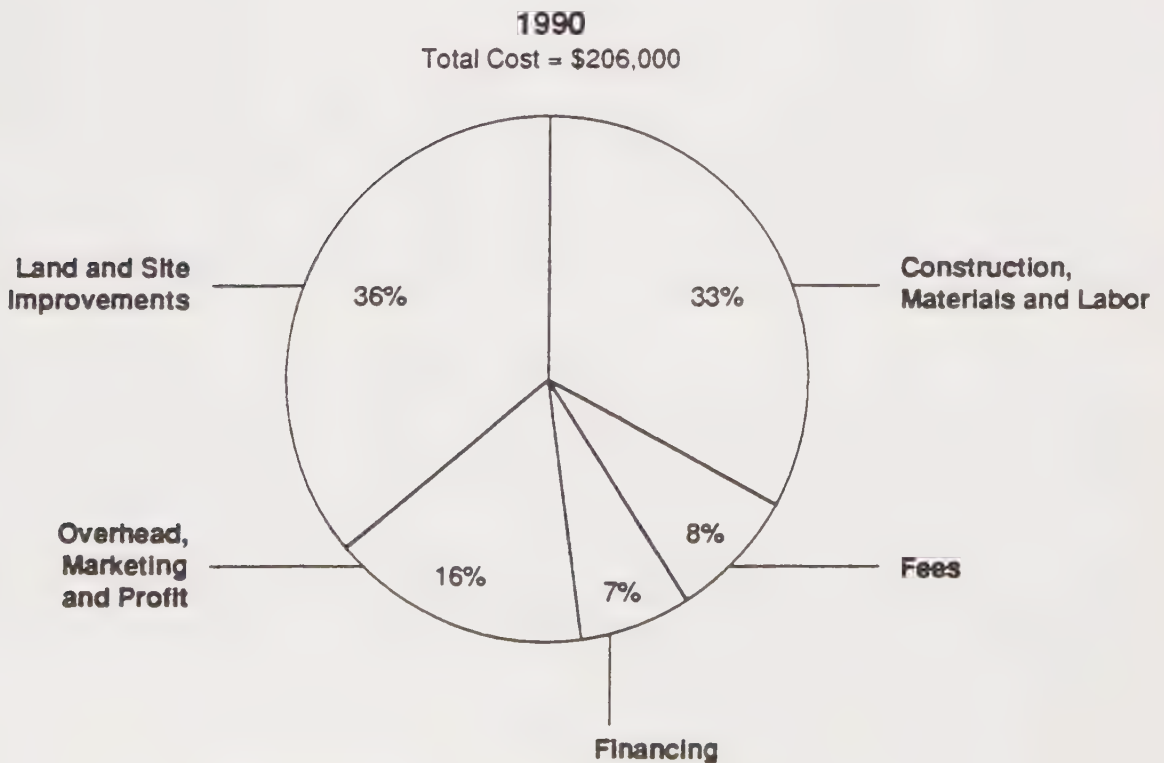
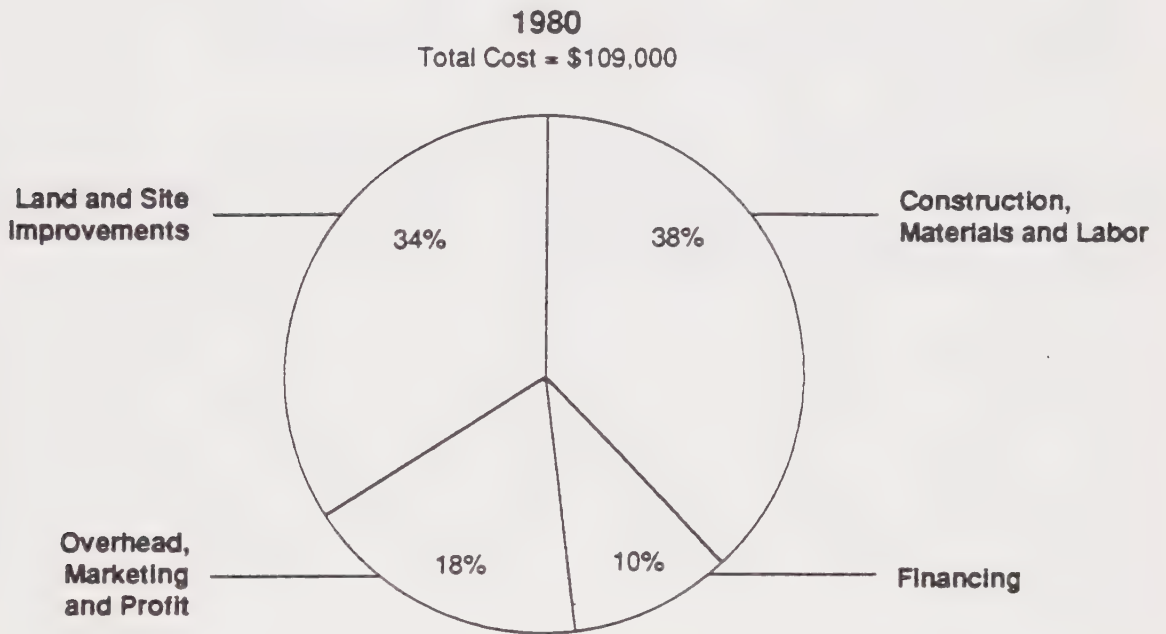
8. Fees

During the post Proposition 13 era, fees have come to constitute an increasing portion of the costs of new residential development in San Diego and other California cities. Since some portion of fees may ultimately be passed on to homebuyers and renters, depending on economic conditions, they are a component of the

FIGURE 10

COST COMPONENT BREAKDOWN FOR SINGLE-FAMILY HOUSES

City of San Diego: 1980 - 1990



SOURCE: San Diego Building Industry Association

housing affordability crisis currently being experienced in San Diego. Increases in fee costs are due both to new fees instituted in recent years and significant increases in older fees. To a significant extent, the recent increases reflect a philosophy of requiring new development to pay for itself and to allow the City to recover the cost of processing new permits for development. The lower fees charged in the past only covered a portion of the total costs for facilities, services, and permit processing associated with new development.

San Diego has three basic types of fees: planning fees, building fees, and impact fees.

a. Planning Fees

Planning fees have traditionally been applied to applications for community plan amendments, rezonings, planned unit developments, subdivision maps, and environmental impact reports and allow the Planning Department to recover its costs for processing these applications.

In San Diego, the Development Services Department requires applicants for various types of permits to pay a deposit, based on the anticipated number of hours required to process the permit application and the Department's overhead rate. If additional staff time is required beyond that anticipated, the applicant is required to pay an additional deposit amount, equivalent to the number of hours anticipated to complete processing of the application. Any unexpended deposit amounts are returned to the applicant.

Since the last Housing Element Update, new deposits or fees have been imposed on residential development applications to process permits required by such ordinances as the Citywide Landscaping Ordinance, the Multi-Family Parking Ordinance, the Multi-Family Design Ordinance, the Resource Protection Ordinance, the Sensitive Coastal Resource Overlay Zone, and several new planned district ordinances. Table 30 compares planning deposit and fee levels applicable to new residential developments as of August 1994 with planning fee levels in 1983.

**Table 30 (updated from March 1992 draft)
Planning Deposit/Fee Levels in August 1994 vs. 1983**

Deposit or Fee	August 1994	1983
Coastal Development Permit	\$2,650 deposit	N/A
Community Plan Amendment	\$3,000 deposit	N/A
Community Plan Implementation Overlay Zone, Type A	\$700 fee	N/A
Community Plan Implementation Overlay Zone, Type B	\$2,500 deposit	N/A
Development Agreement	\$7,000 deposit	N/A
Environmental Impact Report	\$7,500 deposit	\$2,500 deposit
Environmental Initial Study	\$2,500 deposit	N/A
Environmental Exemption	\$60 fee	\$25 fee
Hillside Review Permit	\$2,250 deposit	\$650 deposit
Landscape Ordinance Processing	\$200-\$975 fee	N/A
Plan Check	\$200-\$450 fee	N/A
Planned District Ordinance	\$2,600 deposit (average)	\$900 deposit
Planned Residential Development	\$2,600 deposit	\$1,850 deposit
Preliminary Concept Review	\$700-\$1,750 fee	\$200 fee

Deposit or Fee	August 1994	1983
Resource Protection Ordinance	\$2,500 deposit	N/A
Rezoning	\$2,500 deposit	\$1,600 deposit
Tentative Map/Parcel Map	\$3,600 deposit	\$2,200 deposit
Vesting Tentative Map/Parcel Map	\$5,000 deposit	\$2,200 deposit

Source: City of San Diego, Development Services Department

b. Building Fees

Building (construction permit) fees vary with the estimated valuation of the building. Examples of building fees for a new \$125,000 condominium unit and a \$250,000 single-family detached house are provided in Table 31.

Table 31
Comparison of Building Fees, September 1990
 \$125,000 Condominium vs. \$250,000 Single-Family House

Unit Type	Plan Check	Bldg Permit	Electrical/ Plumbing	Mechanical Permit	Total
\$125,000 Condo	\$473	\$727	\$104	\$72	\$1,376
\$250,000 SF House	\$757	\$1,165	\$154	\$109	\$2,185

Source: City of San Diego, Development Services Department

c. Impact Fees

Impact fees are the most significant and rapidly increasing type of fee associated with new residential construction. Fees for water and sewer connections, schools and building inspections are set at a standard rate throughout the City. Impact fees covering parks, roads, libraries, fire stations, and other community facilities vary by community. In seven of the planned urbanizing areas, Facilities Benefit Assessments (FBAs) are utilized. These

may include all infrastructure required for a particular community. Development Impact Fees (DIFs) are utilized in the other planned urbanizing areas and all urbanized areas. Development Impact Fees usually provide for more limited improvements in the urbanized areas where much of the basic infrastructure is already in place.

In September 1990, total impact fees for a single-family housing project and a multi-family housing project were as follows:

Table 32
Average Impact Fees for Single-Family and Multi-Family Housing
City of San Diego, September 1990

	Urbanized	Planned Urbanizing
Single Family*		
DIF or FBA	\$1,623	\$7,250
Transportation	\$675	N/A
Other	\$948	N/A
Water and Sewer Capacity	\$5,023	\$5,023
School Impact Fee	\$3,000	\$3,000
Building Inspection	\$1,531	\$1,531
TOTAL	\$11,177	\$16,804

	Urbanized	Planned Urbanizing
Multi-Family**		
DIF or FBA	\$,1549	\$5,075
Transportation	\$675	N/A
Other	\$874	\$3,454
Water and Sewer Capacity	\$5,023	\$5,023
School Impact Fee	\$1,200	\$1,200
Building Inspection	\$427	\$427
TOTAL	\$8,199	\$11,725

* Based on a 2,000 square foot single-family house

**Based on an 800 square foot multi-family unit

Source: Economic Impact of Proposed City-wide Impact Fees for the City of San Diego; Coopers & Lybrand, Certified Public Accountants; July, 1990

Table 32 indicates average fee levels. Actual impact fees and Facility Benefit Assessments vary widely for different sections of the City. For example, in the urbanized areas, impact fees vary from \$290 for a multi-family unit in the South University City community to \$3,486 in San Ysidro. Even more variation exists in the planned urbanizing areas. For a multi-family unit, an FBA varies from \$2,125 in Sabre Springs to \$9,373 in Rancho Penasquitos. For a single-family unit, FBA's range from \$3,035 in Sabre Springs to \$13,390 in Rancho Penasquitos. Such variation is due to variations in extent and intensity of infrastructure requirements in different communities, as identified by the Facilities Financing Plans for each community.

The increasing use of impact fees to assist in financing infrastructure requirements is a continuing long-term response to the limitations imposed by Proposition 13 and the Gann Amendment in the ability of California cities to increase tax revenues. Of necessity, San Diego and other California cities have had to increasingly utilize such tools as impact fees and FBA's to assist in financing infrastructure needs.

9. Permit Processing and Development Review Procedures

The length of time necessary to process development proposals and permit applications is often cited by developers as a key constraint to residential development. The San Diego County Building Industry Association estimates that in the County as a whole, the average time necessary to process a residential proposal from inception until ground is broken is approximately three years.

There is considerable variation in this time frame. Traditionally, infill housing in urbanized, residentially zoned areas of the city can be processed much more quickly than new subdivisions on the periphery of the urban area. During the past decade, two conflicting trends have emerged which affect permit processing time: (1) increased requirements for project review, and (2) improved efficiency and streamlining in review processes.

As the public has become progressively worried about the quality of development and its impact on surrounding areas, the City has responded by requiring more permits which require detailed project reviews to assure that all ordinance requirements are met. In particular, small infill projects which previously may have only required a building permit, now often require several discretionary permits and review by the affected community planning group. Development in many communities is now regulated by Planned District Ordinances or Community Plan Implementation Overlay Zones where special requirements and project reviews are required. In addition, more projects are being required to undergo environmental analysis. This is due in part to increasingly detailed guidelines for review of projects in hillside areas (Hillside Review Overlay Zone) and to provisions of the Resource Protection Ordinance. The most time consuming element in processing major residential projects is often the environmental review process. State legislation requires a rigorous public review procedure for environmental impact reports. Appeals by citizens opposed to projects and continuances at Planning Director, Planning Commission, and City Council hearings also frequently delay projects.

Table 33 summarizes the major discretionary development permits which typically regulate residential development.

Table 33
Discretionary Development Permits

<u>Type of Permit</u>	<u>Purpose</u>	<u>Impact on Residential Development</u>
Community Plan Implementation Overlay Zone	Provides supplemental development regulations to an underlying zone to assure that development is consistent with adopted community plans. The applicable community plans specify where CPIOZ shall be applied and the specific standards or criteria.	Where CPIOZ has been applied for residential development, typically it establishes architectural and site design guidelines. There are two types of CPIOZ applications. "Type A" involves ministerial review only, while "Type B" involves a discretionary CPIOZ permit and is used in conjunction with a Planned Development Permit (PRD, where residential a development is involved. The Zoning Code Update is likely to recommend elimination of the CPIOZ Permit as part of the effort to simplify zoning requirements.
Hillside Review Overlay Zone	Applied to steep hillsides of 25% slope or greater. It is intended to prevent excessive grading and cut and fill development and to ensure that development on hillsides respects the character of the natural environment.	With the adoption of the Resource Protection Ordinance in 1988, the Hillside Review Ordinance is now applied only to single-family units. It is anticipated that as part of the Zoning Code Update that the Hillside Review Ordinance and Resource Protection Ordinance will be merged.
Resource Protection Ordinance (RPO)	Protect and preserve environmentally sensitive land, including wetlands, wetland buffers, floodplains, hillsides, biologically sensitive land, and historic resources.	Although it is applicable to all zones, RPO has relatively little impact on multi-family development, primarily because most environmentally sensitive lands are zoned single-family. The primary impact has been to encourage clustering of units on portions of parcels which are the least environmentally sensitive.
Citywide Landscape Regulations	Improve the appearance and quality of landscaping visible from public rights of way.	Applicable to all zones, except for single-family zones and Planned Districts which do not specifically reference the landscape regulations. These regulations have relatively little impact on the ability of multi-family residential developments to build to the maximum density allowable under the underlying zone, nor do they have a significant impact on development costs.

Citywide Multi-Family Design Ordinance	To promote high quality design by establishing site design criteria.	Applies to most multi-family projects, except those covered by a Planned District Ordinance and projects already subject to discretionary review. It is estimated that this regulation adds approximately 1.25% to construction costs.
Planned Residential Development Ordinance	To promote greater flexibility in site design than is possible through strict application of conventional zoning and subdivision regulations.	Although PRDs are intended to be optional, some community plans require PRDs as a means of promoting well planned developments.
Coastal Development Permit	To ensure that future development, including both single-family and multi-family residential development, is consistent with the Local Coastal Program and does not detract from the preservation of sensitive coastal resources.	Coastal Development Permits (LCPs) have several impacts. If an LCP is the only discretionary permit required, it obviously increases processing time and cost for an applicant beyond what it would be for just ministerial review. Additionally, special regulatory requirements are applicable in the Coastal Zone. These include a 30' height limit and a requirement that parking for residential uses in a commercial zone comply with the more restrictive requirements applicable in residential zones. These requirements not only have the effect of increasing development costs but also reducing the potential number of units which could otherwise be developed.

Table 34 illustrates processing times for a sampling of completed multi-family development projects in a variety of both urbanized and planned urbanizing communities. All of these projects required a discretionary land use permit. This table shows actual application dates, the date of the first public hearing, and the date of building permit issuance. Generally, developments in urbanized communities tend to be small in scale and infill oriented whereas developments in the planned urbanizing communities tend to be large scale and developed in multiple phases. These differences are reflected in processing times.

The developments listed in Table 34 located in urbanized communities have an average processing time of 184 days, or about 6 months, from initial application until their first hearing. In contrast, the developments listed in the planned urbanizing communities have an average processing time of 284 days, or about 9.5 months from initial application until their first hearing. From the Planning Department's perspective, the time needed to get a project requiring a discretionary land use permit to the

first public hearing is the most important measure of permit processing efficiency because it indicates the time required to resolve pertinent issues to the Department's satisfaction. Processing times beyond the first hearing are typically a result of appeals or related to issuance of a building permit.

It should also be emphasized that a number of variables beyond the City's control can affect the speed at which an application may be processed. A major variable is the speed with which a permit applicant might respond to a City Department's request for additional information. The complexity of the issues raised by the project proposal is another significant factor. Another important variable would be whether or not an Environmental Impact Report (EIR) would be required. An EIR would be most likely to be required for a large scale project in a planned urbanizing community. Staff availability and workload are other variables affecting processing times.

While more permits, review steps, and community review are now required for many residential projects, various efforts have been made to accelerate the review process and make it more efficient. The City Manager has asked all city departments to stress customer service and is training employees to provide quick, courteous efficient service to the public. The Planning Director has also identified customer service as one of the highest priorities of the Planning Department and has implemented a departmental reorganization in part to enhance service delivery.

In the early 1980's the City established a "fast track" procedure for low-income housing developments and a consolidated intake procedure within the Planning Department to process special permits, rezonings, subdivision and environmental submittals. In 1986, the City instituted a procedure to "batch" community plan amendments to the City Council by geographic zone.

Table 34
PERMIT PROCESSING TIMES FOR COMPLETED PROJECTS: URBANIZED COMMUNITIES

Community	Project Address	Application Date	1st Hearing Date ²⁰	Building Permit Issuance
La Jolla	Draper Ave Duplex	6/12/89	1/24/90	10/2/90
La Jolla	Palmas de La Jolla	6/27/89	1/24/90	
La Jolla	Romero Residence	3/29/90	8/3/90	9/13/90
Linda Vista	5763 Riley Street	10/31/89	4/6/90	8/15/90
Mission Beach	Bayside Walk	2/1/90	6/1/90	9/17/90
Mission Beach	B&W Condos	6/6/90	10/26/90	12/90
Mission Valley	La Costa Brava	4/16/90	11/14/90	3/12/92
Mission Valley	River Front/River Scene	11/17/87	7/18/88	11/5/88
Mission Valley	River Colony	5/9/88	7/1/88	11/3/88
Ocean Beach	Orchard Ave Condominiums	3/29/90	9/21/90	3/29/91
Ocean Beach	Santa Cruz Condominiums	5/16/90	10/26/90	1/3/91
Ocean Beach	Santa Cruz OB IV	10/2/90	6/27/91	11/92
Pacific Beach	Bay View Condos	10/4/89	1/26/90	12/11/90
Pacific Beach	1552 Chalcedony	3/2/90	8/22/90	11/13/90
Pacific Beach	1050 Diamond Street	1/16/90	10/12/90	3/19/91
Pacific Beach	McCleary Condo	1/31/90	10/12/90	3/19/91
Pacific Beach	Richter Townhome Condos	11/26/90	5/15/91	6/6/91
Peninsula	Casa Silvera	10/2/89	5/25/90	1/9/91
San Ysidro	Robinhood Creek	3/31/89	4/23/90 ²¹	6/6/91

²⁰A second public hearing would be required if the decision at the first hearing is appealed to a higher level, or if more than one permit was required and the additional permit(s) required approval at a higher level. If any project listed required a second hearing, it would be footnoted on the chart.

²¹This project required permits for a Tentative Map, Planned Residential Permit, and Rezoning. The first two permits simply required approval at a Planning Director public hearing. This hearing occurred on April 23, 1990. The Rezoning required Planning Commission and City Council approval. Planning Commission approval occurred on May 31, 1990 and City Council approval

Uptown	Blaine & Normal	12/5/90	6/5/91 ²²	2/27/92
Uptown	Danube Properties	5/8/89	9/29/89	2/14/92
PERMIT PROCESSING TIMES FOR COMPLETED PROJECTS: PLANNED URBANIZING COMMUNITIES				
Community	Project Address	Application Date	1st Hearing Date	Bldg Permit Issuance²³
Carmel Mtn Ranch	Carmel Mtn Ranch Unit 7	12/17/84	4/27/87	6/25/87
Carmel Mtn Ranch	Carmel Mtn Ranch Unit 8	5/20/85	9/30/85	10/88
Carmel Mtn Ranch	Carmel Mtn Ranch Unit 9 ²⁴			
Carmel Mtn Ranch	Carmel Mtn Ranch Unit 15/15A	8/30/85	12/15/86	6/22/87
Miramar Ranch N	Scripps Midland	7/10/85	7/21/86	4/90
Mira Mesa	Westview	9/26/88	3/24/89	1/28/93
University	Playa Vista Condos	8/29/88	12/16/88 ²⁵	3/9/90
University	Regent	8/15/88	12/16/88	12/20/89
University	Renaissance Lots 14 & 15	12/19/88	5/5/89	11/22/89
University	Renaissance Lot 16	3/27/89	8/16/89	
University	Renaissance Lots 17 & 18	7/18/89	2/23/90	vacant
University	Renaissance Lots 22 & 25	6/2/89	11/8/89	1/22/90

occurred on August 7, 1990.

²²The Planning Director's approval of this project was appealed to the Planning Commission by two adjacent property owners on the basis that this mixed use project did not include enough commercial space as required by the underlying zone. The Planning Commission voted on August 8, 1991 to deny the appeal.

²³Most developments in Planned Urbanizing communities tend to be several hundred units and are usually built in several stages or phases. The building permit issuance date shown on the chart is for the first phase only.

²⁴Carmel Mountain Ranch Units 8 and 9 were processed simultaneously under the same permit.

²⁵The Playa Vista development was appealed to the Planning Commission by several nearby property owners. On January 19, 1989, the Planning Commission voted to uphold the Planning Director's approval of the project's Planned Residential Development permit. The same property owners appealed again to the City Council which on April 4, 1989, also voted to uphold the Planning Director's approval.

In contrast to some other jurisdictions, the City of San Diego processes subdivision maps, planned development permits, and rezonings concurrently with plan amendments and consolidates hearings for different permits whenever possible. In many other jurisdictions, a plan amendment must be adopted by the City Council prior to the processing of permits for specific development proposals.

The City opened a one-stop permit center to further streamline customer service operations in late 1990. At that time, the one-stop center consolidated a number of plan check functions into one location. During 1993 and 1994, the one-stop center was expanded to assume additional functions previously housed in separate facilities. The Planning Department's Development and Environmental Planning Division became a part of the one-stop center by late 1993. Also, the Fire Department's Plan Check staff moved into the center in June 1993. These moves will facilitate improved coordination of permit processing among the various City departments involved.

Organizational consolidation in 1994 resulted in the Developmental and Environmental Planning Division and the Building Inspection Department merging to create a new Development Services Department. The purpose is to consolidate all permit processing functions into one department in order to further improve efficiency, customer service, and coordination.

The first phase of the Zoning Code Update has been completed and resulted in a new Land Development Ordinance which became effective in January 1993. The new ordinance reduced the number of permit processing tracks from more than twenty to five. Every type of action requiring a land use permit has been assigned to one of the five tracks. The tracks range from Process One, which involves actions which have staff review only with no public notice or formal appeal, to Process Five which requires a Planning Commission recommendation and a City Council decision. Figure 11 illustrates the five track system.

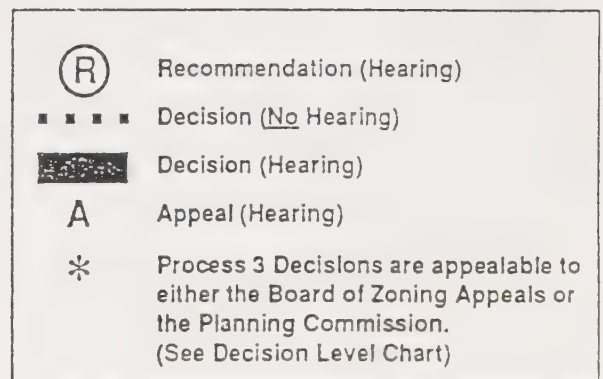
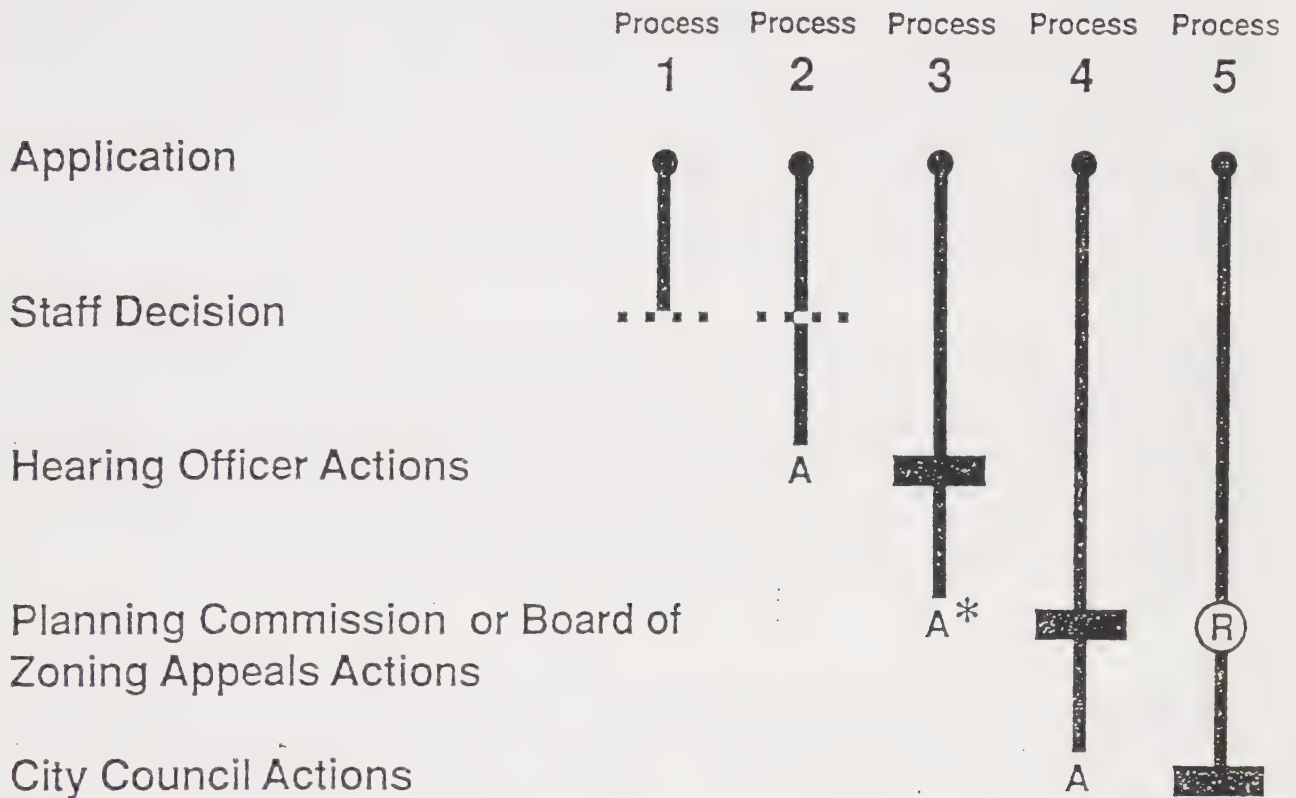
A key component of the new five track process is a maximum of two hearings, either one decision and one appeal or one recommendation and one decision. Previously, an action could have been subject to three or more appeals.

The new ordinance also requires noticing of the public of a proposed action soon after initial receipt. The intent is to enable early involvement of interested citizens in order for land use issues to be resolved early, rather than late, in the approval process. Early notification should result in a smoother and quicker approval process in the long term.

Phases Two and Three will result in updates of the zones and other land use regulations. The intent is to substantially

FIGURE 11

Decision Processes



Note on Process 3:

On an interim basis, the City Council may grant a request for an extraordinary appeal of a Process 3 decision.

reduce the number of zones and overlays and to place greater reliance on ministerial permit approvals. It is anticipated that a new zoning code may be ready for City Council adoption by mid-1996.

In addition to the Zoning Code Update, the City has designed and has begun to implement a new permit processing system called "Process 2000." This program is fully described in the Goals, Objectives, Policies and Programs Volume of the Housing Element. The program's primary objectives are to improve coordination of reviews among city departments, significantly reduce the time and cost required to process permits, and create more predictability in the permit review process for applicants.

10. Article XXXIV of the California Constitution

Article XXXIV of the California Constitution, approved by the State's voters in 1950, requires local referendum authority before a public body (or, in certain cases, a private or nonprofit entity, using public funds) can develop, construct, or acquire property where the majority of residential units are to be used for low-cost rental housing. The referendum authority may be quite general. An Article XXXIV ballot measure need only propose, for example, that public agencies receive authorization to develop, acquire, or finance a certain number of units throughout the community to rent to low-income families or elderly.

Certain types of low-cost housing are exempt from Article XXXIV. Legislation adopted in 1991 exempts from the definition of "low-rent housing" any rental development which, both before and after the public agency's acquisition, is subject to a contract for federal or state assistance to provide affordable housing for low-income households. The new legislation is aimed primarily at removing one obstacle to public agencies purchasing HUD "prepayment" projects--private housing developed under the federal 221(d)(3) and 236 programs--to preserve them as affordable housing.

The voters of the City of San Diego have approved three referenda in 1972, 1976, and 1981, authorizing a total of 5,500 units of low-rent housing subject to Article XXXIV. Approximately 3,400 units of that authorization now remain.

D. Nongovernmental Constraints

1. Financing

Traditionally, the major source of lending capital for the housing market has been the savings and loan industry. Following deregulation of that industry in the 1980s, many institutions became highly unstable and began to fail. While the S&L crisis has made it more difficult for developers to build traditional single-family homes, the impact has also been felt by those involved in the production of affordable housing for lower-income households, despite

the fact that an unanticipated benefit of the S&L bailout legislation has been the establishment of an affordable housing program by the lending industry.

In San Diego, the lending industry crisis has already manifested itself in the merger of six local financial institutions with institutions headquartered elsewhere. The impact of these mergers on local lending is significant. According to the 1990 City/County Reinvestment Task Force's "Geographical Distribution of Private Sector Lending, 1982-1989," of the top ten lenders in 1988, five were locally owned institutions. The implication of these mergers is that nonlocal lenders will be more likely to make investments in areas considered to be "safe." Local lenders tend to be more aware of local nuances of the market, allowing broader geographical disbursement of lending portfolios.

In light of the conservative lending criteria being followed by most lending institutions in general, and in particular as interest rates climb as they are currently, there becomes an even greater need for an entity such as the City/County Reinvestment Task Force which monitors the lending practices of institutions in low- and moderate-income and in minority areas. Through its work, the Task Force seeks to encourage institutions to invest in products and programs that promote affordable housing in those areas.

2. Land Prices

The cost of land is the aggregate expense incurred in the course of acquisition, the cost of holding land throughout the development process and the cost of site improvements prior to construction. Due to a variety of factors, land suitable for residential construction is becoming increasingly scarce in San Diego.

One factor is that most of the most attractive, relatively flat sites with good access and residential land use designations and zoning have already been developed. Increasingly, the sites available for residential development tend to be located on hillsides or in other environmentally sensitive areas or are occupied by less intensive uses and would have to be redeveloped.

Also contributing to the scarcity of residential development sites are the various factors cited under governmental constraints. Actions taken by the City to manage growth, protect the character of single-family communities, and to preserve environmental quality have reduced the amount of acreage available for residential development in many areas of the City. The rapid buildout of certain planned urbanizing communities such as Rancho Penasquitos, Carmel Mountain Ranch and Rancho Bernardo has also contributed to reducing the supply of remaining buildable sites.

San Diego land prices are also impacted by regulations in surrounding jurisdictions in San Diego County. Since 1985, many of these

jurisdictions have adopted growth management measures which act to limit the supply of buildable land outside of the boundaries of the City of San Diego.

During the 1980s, the cost of land in San Diego increased much more rapidly than the cost of living. High land costs are probably the most important single factor in making San Diego one of the least affordable cities for housing in the nation.

Changes in land values tend to fluctuate widely from year to year in response to national and local economic conditions. Prices for raw land in areas which are not yet zoned and planned for residential development may rise and fall due to speculative factors. For example, raw land in the Future Urbanizing Area which is not zoned for urban level development has declined in value as the City Council has considered measures to discourage premature development in that area.

The most important measure for determining land costs is the value of finished residential lots which have been planned, zoned, and subdivided for residential use. While raw land values have fluctuated in the last five years, the value of finished lots has tended to move up fairly steadily in response to increased scarcity of such lots. Finished lots are relatively free from the uncertainty that new regulations or restrictions could limit their future usability and value.

In early 1990, in the developing areas of the Interstate 15 corridor, standard 5,000 square foot single-family residential lots were valued at \$100,000 - \$150,000. Similar lots in 1986 were valued at \$25,000 - \$40,000. In the Carmel Valley/Interstate 5 area, multi-family land zoned for 15 dwelling units per acre was valued at approximately \$400,000 per acre in 1986. By 1990, the same land had increased in value to approximately \$1,000,000 per acre. In the South Bay/Otay Mesa area, raw land designated for single-family residential development has increased in value from approximately \$15,000 per acre in the mid 1980's to as much as \$100,000 per acre in 1990.²⁶

The dramatic increases in the value of finished lots came at a time when inflation was rising at about 4 percent to 5 percent annually. Values are generally highest in coastal areas and in North City while the most affordable land tends to be found in the eastern and southern sections of the City.

Despite the various factors contributing to high land costs in San Diego, the city is not immune from overall national economic

²⁶The land value estimates were compiled from information obtained in interviews with several individuals active in the development and real estate industries in San Diego.

conditions. During 1990, demand for housing dropped significantly for the first time in several years. In August 1990, finished lots showed some decline in value in response to a developing economic slowdown.

One result of the high land prices in San Diego has been a gradual tendency to construct larger homes on smaller lots. This trend seemed to peak in the late 1980s. However, buyers and surrounding neighbors have sometimes reacted negatively where small lots have been developed with large single-family homes. Such development has often not been successful either aesthetically or functionally. The result has been a modest increase in average lot size since 1988. In the long term, high land costs will likely continue to provide a strong incentive for maximizing development on small lots.

The City has, for a number of years, offered density bonuses as a means of mitigating the impact of high land costs on low- and moderate- income housing production. Few developers have taken advantage of these bonuses because, even with density incentives, provision of high cost housing at lower densities has been more profitable and less risky than building for the low- and moderate-income market.

3. Cost of Construction

The cost of residential construction is a function of both labor and materials. Comparing specific construction costs of individual units or projects is difficult because of variable market conditions and housing features. While the cost of both labor and materials has increased during the 1980s, labor costs have tended to increase at a much slower rate than materials. This is probably due to an increasing amount of nonunion construction activity in the City.

Typical housing construction costs in San Diego in 1990 ranged between \$60 and \$75 per square foot for single-family houses and between \$40 and \$60 per square foot for multi-family construction.²⁷ The lower costs for multi-family construction are attributable to economies of scale associated with larger numbers of units, generally lower acceptable quality for multi-family housing, and volume purchasing and installation of materials.

As a component of total project costs, construction has decreased. Figure 10 indicates that for a single-family house, construction costs have decreased from 38 percent of total project costs in 1980

²⁷San Diego Housing Commission

to 33 percent in 1990.²⁸ This relative decrease has occurred primarily in labor costs, essentially due to new technological improvements and increased productivity.

4. Market Speculation

In areas such as San Diego, where factors including high land costs, high processing costs, and a high rate of in-migration assure high demand and high prices, the purchase of housing for speculative and investment purposes tends to become increasingly common. In the last few years, these characteristics have made San Diego a prime location for real estate speculation. Speculative and investment buyers of housing differ from other buyers in that the primary motivation for buying is not shelter but rather income and profit.

Speculative purchases are those which are made with the intention of reselling in a short time frame with few, if any, improvements to the property. This type of purchase can contribute to artificial or inflationary price increases during periods when prices are already tending to increase rapidly. Significant indicators of residential speculation include a rapid rate of turnover, inordinately high profits, and the lack of substantial physical improvement to the property. Speculation is distinguished from investment in that investors typically make improvements to the property, usually hold onto it for a longer time interval, and eventually sell it for a price influenced by the improvements made over time.

While there are no current statistics available on the extent to which speculation has contributed to the housing cost spiral in San Diego, the economic conditions during the late 1980s were conducive to it. It is, therefore, likely that speculative purchases were a contributing factor to housing price increases during this time.

²⁸San Diego Building Industry Association

5. NIMBY - Not In My Back Yard

NIMBY - Not In My Back Yard, describes the opposition by residents and community leaders to additional or different types of housing units within their neighborhoods and communities. NIMBY opposition all too often leads to restrictive and excessive government land use and development regulations which add unnecessarily to the cost of housing or which exclude certain housing altogether.

Unnecessary regulations at all levels of government stifle the ability of the public and private housing industry to meet the increasing demand for affordable housing in San Diego as well as throughout the country. The key to increasing the odds of successfully developing affordable housing is educating the public and community leaders about just what affordable housing is--and isn't. One method is to survey the City's major employers and identify the kinds of occupations that would qualify for affordable housing at the low- and moderate-income ranges. The list would likely include vocational nurses, gardeners, school teachers, clerks, to name a few. The next step is to show the public and community leaders that quality affordable housing, like any other type of housing, can be an asset to the community if it is properly designed and well maintained. Actually seeing what the housing looks like and knowing who qualifies to live in affordable housing can go a long way toward combating the stereotypes on which NIMBYISM is based.

In addition to investing in expanded affordable housing opportunities, the City must also invest in related facilities which communities need to become viable neighborhoods. For instance, there needs to be investment in retail, health, and other business enterprises within neighborhoods, particularly within older areas of the city. In San Diego, older communities have begun to take center stage with the advent of the City's Livable Neighborhoods program, a concentrated effort that is initially focusing on the service and facility needs of six older communities. According to this program, affordable housing must be looked at in a broader context of not only housing needs, but also the service, facility, and economic needs of the community.

IV. EVALUATION OF THE PREVIOUS HOUSING ELEMENT

State Planning Law and the Housing Element of the Progress Guide and General Plan require the City of San Diego to periodically review its Housing Element. Part of this review consists of an evaluation of the Housing Element according to the following criteria:

- 1) **EFFECTIVENESS:** The effectiveness of the Housing Element is judged by comparing the actual results of the element with respect to its goals, policies, and programs.
- 2) **PROGRESS:** The progress of a Housing Element is a measurement of how far the City went in meeting its goals, objectives, and projected housing activities.
- 3) **APPROPRIATENESS:** The appropriateness of a Housing Element is a description of how the goals, policies, and programs of the revised element incorporate the results of this evaluation.

The City of San Diego conducted annual reviews for the previous Housing Element which covered the period July 1981 to June 1986. The reports measured the level of progress in achieving housing element goals and objectives. In addition, at the end of the five-year period, the City prepared a comprehensive report which assessed overall progress. The report is included in the Technical Appendices Section as Appendix F. In accordance with State law, the City will conduct annual reviews with respect to its 1991-1998 Housing Element.

SECTION II: POLICIES, PROGRAMS AND IMPLEMENTATION CHARTS

SECTION II. POLICIES, PROGRAMS & IMPLEMENTATION CHARTS

GOAL 1: **ENSURE THE DEVELOPMENT OF SUFFICIENT NEW HOUSING FOR ALL INCOME GROUPS TO ACCOMMODATE SAN DIEGO'S ANTICIPATED SHARE OF REGIONAL GROWTH OVER THE NEXT HOUSING ELEMENT CYCLE, FY 1991 - FY 1998**

QUANTIFIED OBJECTIVE: Provision of an Adequate Site Inventory

Maintain an inventory of both vacant and redevelopable land which is distributed throughout the City in such a way that the City can achieve its regional share goal of 43,802 units, as allocated by SANDAG in the Regional Housing Needs Statement. The inventory shall not fall below the number of sites required to accommodate 87,604 single-family and multi-family housing units during the period July 1, 1991 - July 1, 1998 (twice the regional share goal of 43,802).

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

In the last Housing Element, this objective was stated in terms of 2.5 times the City's annual growth needs which translated into a minimum site inventory of 16,150 units. The most recent community capacity estimates indicate that the City currently has a sufficient site inventory to accommodate approximately 95,000 additional housing units, thus easily exceeding the quantified objective.

For this Housing Element, the term "annual growth needs" has been replaced by "regional share goal". Regional share goal is the share of regional growth (for all income levels) which the City of San Diego should absorb, pursuant to the Regional Housing Needs Statement prepared by SANDAG. Use of "regional share goal" rather than "annual growth needs" recognizes that growth may occur unevenly over the five year period and also results in an objective which more closely approximates the City's estimated remaining capacity.

POLICIES:

1. To the extent that budget resources permit, the Planning Department and Development Services Department shall monitor residential development for its impact upon remaining development capacity and ability to provide public facilities and services and to ameliorate deficiencies in such facilities and services in a timely manner.
2. Through community plan updates, Revitalization Action Plans, and other community-oriented planning documents included as part of the City's Livable Neighborhood Program, the City

shall continue to identify areas appropriate for both single-family and multi-family development as well as already developed areas where existing development patterns should either be maintained or altered.

3. Through the community plan update process, the City shall designate land for a variety of residential densities sufficient to meet its housing needs for a variety of household sizes, with higher densities being focused in the vicinity of transit stops and in proximity to significant concentrations of lower income job opportunities.

PROGRAMS:

1. Development Monitoring System - As part of the City's Process 2000 program, a development monitoring system is being created which will enable the City to track the status of any development permit at any point in the permit process and, as a by-product, would also enable the City to automatically adjust its community capacity estimates to take into account new units coming on line and vacant land removed from the site inventory.
2. Single-Family Protection Program - This is a program which the City initiated in 1988 and focuses on preserving areas which consist predominately of single-family residential uses, but are zoned for higher intensities. Under the Single-Family Protection Program, these types of areas have been rezoned to single-family use, thereby preserving their single-family character. Over the seven year time frame for this Housing Element, through the community plan update program and revitalization action plans, single-family areas will continue to be protected by appropriate zoning to single-family status.
3. Community Plan Update and Revitalization Action Plan Program Plans for individual communities will be updated as resources permit, with priority given to those communities whose physical or economic problems are particularly severe or where major issues have changed significantly since the last update. Future updates will increasingly focus on those problems and issues prioritized by the community as most pressing. They will be completed more quickly, but will be less comprehensive in scope. Plans in communities targeted as Livable Neighborhoods will provide a focused strategy and coordinated programs and resources for community revitalization. As the plans are updated, they will address appropriate land use distributions and density ranges to assist the City in meeting its regional share goals for all income groups.

IMPLEMENTATION CHARTS: Provision of an Adequate Site Inventory

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Development Monitoring	Monitor residential development in relation to remaining development capacity and ability to provide facilities and services in a timely manner.	Establish Monitoring System as part of Process 2000	Development Services Dept. and Planning Department.	FY 96	General Fund and Fees	General Public and Project Applicants
Single-Family Protection	Same as Above Policy	3-5 Rezoning per year	Planning Department	3-5 per year	General Fund	Existing Single-Family Property Owners
Community Plan Updates & Revitalization Action Plans	Identify areas appropriate for both single-family and multi-family development as well as already developed areas where existing development patterns should either be maintained or altered.	2-3 Updates & Action Plans per year	Planning Department	2-3 per year	General Fund	General Public

QUANTIFIED OBJECTIVE: New Construction

Develop at least 2,800 new units for low-income households and approximately 1,500 new units of housing for very low-income households during the plan period July 1, 1991 - July 1, 1998.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

For this Housing Element, policies and programs which call for new have been grouped under a New Construction objective. Whereas the previous Housing Element had separate policies and programs for specific subpopulation groups such as the Elderly, Handicapped, Military, etc., this Housing Element has consolidated these policies and programs under the New Construction objective. The target levels for each program add up in aggregate to the quantified objective. It should be noted that the San Diego region, like California as a whole, has been in a recessionary economic environment since 1991. As a result, many of the new construction targets are of necessity lower than they would be under more favorable economic circumstances.

POLICIES:

General

1. The City shall continue to utilize federal and state subsidies to the fullest in order to meet the needs of lower income residents.
2. The City shall promote publicly and privately sponsored programs aimed at the development of affordable housing for lower income households. Such housing should offer a range of bedroom composition proportionate to the household sizes of lower income households.
3. The City shall utilize its regulatory powers (e.g. land use, fees, etc.) to promote affordable housing.
4. The City shall ensure that the development of lower income housing meets applicable standards of health, safety, and decency.
5. The City shall emphasize the development of public housing in proximity to lower income job opportunities.
6. The City shall support research efforts of the State and other agencies to identify and adopt new construction methods and technologies to facilitate affordable housing.

7. The City shall support research efforts of the lending industry and State and Federal government agencies to identify and adopt innovative financing methods to facilitate affordable housing.
8. The Housing Commission shall establish an informational resource of housing developments in the City which have units reserved for lower income households.
9. The City shall recognize the role of Single Room Occupancy hotels (SROs) in helping to meet the housing needs of such groups as the elderly and students.
10. In order to achieve a broader dispersal of SRO hotels, the City shall promote their development as a part of transit-oriented developments (within one-quarter mile of a trolley station or major bus stop in commercially zoned districts). This policy is intended to assist in implementing the City's community balance objectives by facilitating a dispersal of SROs as a source of affordable housing, while avoiding contributing to the further concentration of low income households in a few communities.
11. The City, working through its lobbyists, shall seek legislative changes to make state and federal affordable housing programs more responsive to needs of lower income households.

Elderly and Handicapped

12. The City shall focus its resources for elderly housing at the lower income end of the elderly population.
13. The City shall encourage housing for the elderly and handicapped near public transportation, shopping, medical, and other essential support services and facilities.
14. The City shall support the integration of persons with disabilities into the private housing market as much as possible.

Military Housing

15. The City shall cooperate with the Navy through the community plan update process to encourage a dispersal of military housing throughout the City such that the occupants may have the opportunity to become an integral part of those communities. Additionally, the Navy should consider the use of incentives to encourage both military and civilian personnel to live in close proximity to their worksite.

16. The City shall cooperate with the Navy through the community plan update process to ensure that military housing sites are readily accessible to public services and facilities.

Student Housing

17. Local universities shall house as much of their student enrollment on-campus as possible. The universities should consider the use of incentives to encourage maximum use of on-campus housing.
18. The City shall promote SROs designed as dormitories as a resource in providing housing off-campus for those students who cannot or do not want to be housed on campus.
19. The City shall encourage the Metropolitan Transit Development Board (MTDB) to create a student bus pass in order to make it easier for college students to commute to school from other communities. The City shall work with MTDB to identify an appropriate funding source to implement this pass.

Mobile Home Parks and Manufactured Housing

20. The City shall encourage the use of appropriate mechanisms to keep land costs constant in order to facilitate the development of future mobile home parks and conversion of existing mobile home parks to tenant ownership. Examples of such mechanisms could include community land trusts and limited equity cooperatives.
21. The City shall encourage the use of manufactured housing integrated with site-built housing as one means of providing housing affordable to moderate income households as part of primarily market rate developments. Such housing shall be compatible in design with nearby market rate housing. This policy is intended to provide affordable housing while not compromising community design standards.
22. As part of the City's Zoning Code Update project, the City shall develop new land use regulations to accommodate potential new mobile home parks.

Housing for Farmworkers and the Rural Homeless

23. The City shall emphasize a partnership arrangement with farmers and growers to provide housing for permanent farmworkers. The City shall identify appropriate incentives and assistance to make such housing economically feasible. Once appropriate support measures are in place, the City shall negotiate specific provisions for housing for permanent farmworkers into leasehold agreements as they come up for renewal.

24. For environmental or other reasons, it may be infeasible for individual farmers and growers to provide housing for their employees on site. In such instances, farmers and growers should provide housing on a cooperative basis at a central site to house employees of more than one farm. Where City-owned leaseholds are involved, the City shall consider changes in leasehold provisions to facilitate such housing.

Housing for the Homeless

25. The City supports the concept of providing a continuum of housing for the homeless ranging from emergency shelter and entry level beds to low-cost permanent housing.
26. The City shall actively support providers of homeless services in establishing additional seasonal and entry level beds during periods of inclement weather.
27. The City shall give primary emphasis to the provision of homeless facilities in developing service-enhanced, longer-term spaces.
28. The City shall encourage interagency efforts to provide services and housing to specialized subgroups such as the mentally ill and chronically disabled. This support will focus on provision of permanent, supported housing space and services.
29. The City currently permits homeless facilities through a conditional use permit process pursuant to a Residential Care Facility ordinance. The City shall examine alternatives for providing increased flexibility for providers in obtaining land use approvals and providing for geographic parity throughout the City, while retaining opportunity for the assessment of impacts on applicable zones.
30. The City Council will review its homeless policy on an annual basis and make modifications as necessary.

PROGRAMS:

1. Density Bonus - The City shall aggressively encourage use of the Affordable Housing Density Bonus Program and shall amend its local ordinance to conform with new State requirements which became effective in January, 1990. Based on recent trends, it is anticipated that approximately 80 affordable housing units will be added through FY 1998. Of these, approximately 60 units will be affordable to low income households and approximately 20 units will be affordable to very low income units. It is anticipated that the City

Council will be asked to adopt the density bonus amendment during FY 96.

2. Tax Credits and Bonds - The Housing Commission will promote the use of the available federal and state low-income Housing Tax Credits by the private participants (both for-profit developers and nonprofit sponsors), and the Housing Authority's own ability to issue multifamily mortgage revenue bonds to assist in the development of housing for lower-income households. Based on past trends and assuming that the tax credit program will not be discontinued on the federal level and that San Diego will obtain the necessary bond allocation from the State, the city estimates that at least 280 new lower-income units will be built through these programs during this housing element cycle. Of that number, 196 are already on line. Of the units in general, approximately two-thirds are estimated to be affordable or potentially affordable to low-income households and one-third are estimated to be affordable to very low-income households.
3. Coastal Zone Program - State law provides that conversion or demolition of existing residential units occupied by low and moderate income households within the Coastal Zone shall only be authorized if provision has been made for the replacement of those units. The City Council Policy to implement the State law requires that such replacement units be affordable to the occupant for a minimum of five years. Pursuant to these requirements, it is anticipated that approximately 42 units of replacement housing will be provided, of which approximately five units would be affordable or potentially affordable to very low-income households. This estimate is based on replacement units currently in the approval process and on the rate of production during the previous seven-year cycle.
4. Public Housing - The Housing Commission shall construct or acquire approximately 550 public housing units for nonspecified households, primarily in communities having relatively few such units currently and where significant numbers of job opportunities are being created for very low-income individuals. These projections include 108 new units and 378 existing units acquired by the Housing Commission since FY 91.
5. Single Room Occupancy Hotel Units - The City shall continue to support development of new Single Room Occupancy (SRO) hotels through allowance of alternative means of meeting minimum health and safety requirements and financial assistance. It is anticipated that financial assistance will be available primarily to assist in the development of units affordable to very low-income individuals.

Approximately 2,300 new SRO units have been developed in San Diego since FY 1985. Most of these units are concentrated in the downtown area. Based on past trends and an assessment of continued market demand for new SRO units, the City set a goal of approximately 1,000 new SRO units to be developed through FY 1998. That goal has been virtually reached already with 976 units built as of 1995. Of the 1,000 units approximately 650 units are estimated to be affordable or potentially affordable to low-income individuals and approximately 350 units are estimated to be affordable or potentially affordable to very low-income individuals.

In order to achieve a broader dispersal of SRO units beyond downtown and to help implement community balance objectives, the Planning Department will incorporate SROs into plans to encourage transit-oriented development near trolley stations and major bus stops. Specifically, the Zoning Code Update project will propose a new mixed-use zone for use in such areas which will provide incentives for SROs and other high density developments.

6. Section 202, Section 801 and Section 811 - The Section 202 program allows not-for-profit corporations to apply for direct loans from HUD to finance the construction or acquisition and rehabilitation of housing for the elderly or handicapped/disabled. This program is being phased out and being replaced by the Section 801 program to provide housing for the elderly and the Section 811 program to provide housing for the handicapped/disabled. The City anticipates that approximately 375 units will be constructed through these programs during this housing element cycle, with half completed already. The majority of these units will be for the elderly, available only to very low-income persons and the rents are restricted to 30 percent of gross income.
7. Military Housing - The Navy proposes to develop approximately 1,700 new housing units for military families by the end of FY 98 with funding from the Department of Defense. The 1,700 includes 500 units proposed for the Naval Training Center. This housing will be provided by military construction or by direct purchase of existing multi-family housing units, depending on local housing market conditions. Military housing is available to enlisted personnel with a rank of E-1 and above. Families of enlisted personnel pay no rent for military housing; rather they receive the housing in lieu of their military housing allowance. As of December, 1994, approximately 5,400 enlisted personnel were on a waiting list for military housing.
8. Student Housing - Current plans on the part of local universities call for adding approximately 1,365 beds in

dormitory facilities by the end of FY 98 to serve students. This number includes approximately 600 beds added by the University of California at San Diego in 1993, approximately 600 beds added by San Diego State University in 1991, and approximately 65 beds for married students added by Point Loma Nazarene College in 1991.

9. Mobile Home Parks - Mobile home parks can be an attractive alternative for providing affordable housing both for rent and for sale. In San Diego, mobile home parks are regulated through the Mobile Home Park Overlay Zone. Developers have been reluctant to build additional mobile home parks because high land costs make it economically infeasible. However, it may be possible to develop additional mobile home parks as a not-for-profit venture organized as a community land trust or limited equity cooperative to keep land costs constant. These mechanisms can also be utilized to enable mobile home park residents to purchase their own spaces, thereby converting to tenant ownership. With the incentives described above, it may be possible to add or enable resident acquisition of a minimum of 200 mobile home park spaces.

Also, as part of the City's Zoning Code Update Project, new regulations for mobile home parks will be proposed in order to allow the current overlay zone to be phased out. The protections for existing mobilehome park residents against conversion to alternative uses will be retained.

10. Manufactured Housing - In addition to mobile home parks, the Planning Department shall re-examine code and design requirements for manufactured housing to identify ways in which such housing can be more easily integrated with stick built housing in a manner which is compatible with existing community design character, yet is affordable to lower income households. (This will be part of the Zoning Code Update.) Right now, not in work program.
11. Farmworker Housing - There are two separate but related clienteles which must be served. One is permanent employees of farmers and growers. The other is seasonal employees and day laborers. Of the two, housing for permanent farmworkers is easier to address. In order to make the provision of housing for permanent employees economically feasible, the City will consider ways to simplify the permit approval process, leasehold incentives, alternative means of meeting code requirements, and payment of impact fees through public funds as incentives. Once such incentives are in place, the City will negotiate provisions for such housing into individual leaseholds as they come up for renewal.

It is anticipated that such housing will be campgrounds with mobile homes or modular units providing living quarters.

Approximately 2-6 people would be housed in a unit. The concept envisioned would provide an enclosed multi-use building containing showers, restrooms, laundry facilities, cooking facilities and a covered patio. If the concept proves successful it would be a primary means by which individual farmers and growers can provide housing for their permanent employees.

Additionally, as part of the Zoning Code Update, the City shall incorporate provisions of the State Employee Housing Act which specify that employee housing for six or fewer employees shall be processed as a single-family use and that employee housing for thirteen or fewer employees shall be processed as an agricultural use.

Housing for seasonal employees and day laborers is more difficult to provide. In 1992, the City adopted a new Conditional Use Permit which authorized housing for such workers as a temporary use in the Future Urbanizing Area. However, the ordinance establishing the permit was declared invalid in a court of law after it was challenged by a group of homeowners in a nearby residential community.

As another approach to providing such housing, the City Council has approved a program to provide a moving allowance and rent subsidies to relocate day laborers and their families into available apartments who had been living in an illegal encampment.

The City hopes that these concepts can provide housing for at least 100 permanent farmworkers and seasonal farmworkers and day laborers over the seven-year Housing Element cycle. Also the rental assistance program will assist an additional 51 day laborers.

12. Housing for the Homeless - The City's program for housing for the homeless has two components: emergency shelter facilities and transitional shelter facilities. Emergency shelter facilities are subcategorized into three types: intermittent spaces (available only during periods of cold or inclement weather); vouchers (to pay for homeless persons to stay in commercial hotels/motels, particularly in beach communities); and ongoing night shelters (available year round).

As noted in Tables 2 and 3 below, as of June 30, 1990, providers of intermittent shelter spaces were offering approximately 7,300 bed-nights annually. Based on current and anticipated funding levels and expansion plans of providers, it is anticipated that this level will increase to 60,000 bed-nights annually by 1998 with most of the increase resulting from the City's Inclement Weather Program that is supported jointly by the City and the provider community. The voucher

program is expected to continue at about the same service level as currently (15,000 bed-nights annually). Ongoing night shelter bed spaces are expected to decrease from 1,032 in 1991 to 600 in 1998. Transitional housing beds are expected to increase from 402 in 1991 to 2025 in 1998.

Table 35
INCLEMENT WEATHER SHELTER BEDS

Service	1991 per RTFH*	1995 Actual	1998 Goal	Net Change
Inclement/ Seasonal	7,300 bed nights	53,800 bed nights	60,000 bed nights	52,700 bed nights

*Regional Task Force on the Homeless

Source: City's Office of the Homeless Coordinator

LEGEND:

Inclement Weather Shelter: Emergency shelter temporarily opened during inclement weather or extremely cold conditions.

Seasonal Shelter: A program which provides shelter and support services during a limited portion of late Fall and Winter months.

Table 36
PERMANENT BED CAPACITY

Service	1991 Baseline per RTFH*	1995 Actuals per RTFH*	1998 Goal	Net Change 1991-1998
Emergency	1032	449	600	432
Transitional	402	1711	2025	1623
Special Needs	0	106	292	292
TOTAL	1434	2266	2917	1483

*Regional Task Force on the Homeless

Source: Office of the City's Homeless Coordinator

Legend

Emergency Shelter: Basic, temporary overnight sleeping accommodations. Sometimes includes a meal.

Transitional Housing: Temporary housing and support services to return people to independent living as soon as possible, and not longer than 24 months.

Initial review of the implementation plan may raise concerns regarding an apparent decrease in emergency shelter beds between

1991 and 1995. This tendency actually reflects shifts in policy and practice designed to positively impact the homeless problem.

Since 1991, the City of San Diego has acted on systemic changes focused on long-term resolutions for the homeless. These actions have included the creation of the position of City Homeless Coordinator, establishment of the Homeless Advisory Committee, and the drafting of a comprehensive Homeless Policy. According to the draft policy, these efforts emphasize building strong collaboration which reinforces the City's intent to "coordinate business, social services, and community groups to continually assess the needs of the community and to promote programs which stabilize those at risk of becoming homeless and which restore the homeless to optimum participation in the community."

One result of these efforts is a commitment to an ongoing needs assessment for the homeless and development of plans designed to address the changing needs. An integral part of the process is annual review of these needs and plans. Strategies and programs can be revised to meet the assessed needs.

Both locally and nationally, homeless experts recognize the substantial differences in the goals associated with various shelter program types.

Since 1991, local service providers and the City have decreased the emphasis on emergency facilities offering minimal services and emphasized programs offering comprehensive, coordinated services for a longer term. It is anticipated that homeless shelter guests receiving supportive services will achieve greater self-sufficiency and have a higher potential for successful transition to independent living. The "safety net" offered by entry level facilities, inclement weather, or seasonal shelter programs has not been neglected in the plan. Funding allocations for these programs have increased from approximately \$40,000 in 1991 to more than \$145,000 in 1995. This funding level is anticipated to be maintained through 1998. Additionally, the capacity proposed as the 7-year goal increases services to 60,000 bed nights.

The City recognizes the importance of providing harmony between a variety of planning efforts. The City's development of a comprehensive homeless plan has occurred concurrently with several other systemic planning efforts. The City's plan shares strategy with other efforts such as the federally-mandated Consolidated Plan of HUD, the NTC Reuse Committee, the Homeless Advisory Council, and the Regional Task Force on the Homeless. Parallel planning efforts should maximize the impact of resources on the homeless problem.

Additionally, the City will address issues of geographic parity in accessing homeless services and the need dispersion of services. Local service providers, planning groups, and the City have begun dialogues critical to land use issues and the need for dispersed

services. Homeless individuals and those at risk of becoming homeless are found throughout the City. Typically, services have been sited in one geographic area. The City is committed to developing dispersed shelter sites. Innovative programs which have been supported by the City include the Interfaith Shelter Network, an off-site lodging program in local motels, and a centralized intake program that offers shelter at diverse locations.

In addition, the City's 1994/1995 Inclement Weather Program is based on a plan that provides for the geographic distribution of emergency beds, thereby making this service more accessible citywide. This year's program differs from last year's when it was administered from one facility, a municipal gym. Opened 24 hours from December 1993 to March 1994, the gym accommodated up to 500 persons. This year's program relies on a number of different sites which together provide approximately 640 beds. The program is weather driven in that it is activated when the temperature drops to 40 degrees with no rain and 50 degrees with rain. During these conditions, persons interested in utilizing the service can contact designated intake centers. This year's program was approved as a substitute for last year's program since approximately 450 new permanent beds have been brought on line since last year's program and also because of the need to disperse this service throughout the city rather than concentrate it in one given area.

13. Listing of Affordable Housing Units - The Housing Commission shall publish a comprehensive listing of housing developments in the City which have units reserved for lower income households.
14. Support for Research and Legislation for Affordable Housing Through the efforts of its lobbyists, the Department of Intergovernmental Relations, and the Housing Commission, the City will support research by the State and other agencies to identify and adopt new construction methods and technologies to provide affordable housing, and research by the lending industry to adopt innovative financing methods to facilitate affordable housing. Additionally, the City shall seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of lower income households.
15. New Initiatives

Given the need to expand housing opportunities in San Diego, the City is constantly exploring ways to finance new production, particularly in the area of affordable housing production. In that regard, the City, in 1990, adopted an ordinance establishing a Housing Trust Fund. Furthermore, in 1991, it established a panel to examine the feasibility of a local inclusionary housing program. This section will describe the status of both of those initiatives.

Housing Trust Fund

On April 16, 1990, the City Council adopted an ordinance establishing a Housing Trust Fund. According to the ordinance, the Housing Trust Fund is to be a permanently dedicated and annually renewable financial commitment by the City to assist in the development of housing for very low-, low- and moderate-income households. Revenue sources approved for the Housing Trust Fund in 1990 included a development impact fee on commercial buildings and a percentage of the City's Transit Occupancy Tax (TOT). However, in 1992, the TOT source was designated for other purposes. To compensate for this loss, the City Council elected to replace the TOT in the Housing Trust Fund budget with redevelopment setaside monies.

Since its inception in 1990, the Housing Trust Fund has been utilized by the nonprofit, public, and private sectors to attract other public and private monies for affordable housing projects. For example, over the first 30 months of its existence, the Housing Trust Fund generated 5 outside dollars for every \$1 that it invested. In other words, of the \$10 million expended during that period, the Housing Trust Fund attracted over \$51 million in additional affordable housing monies provided by private lenders, the state, and the federal government. These monies have been utilized to help start the production of over 1,780 units of affordable housing and shelter in San Diego through new construction, rehabilitation, capacity building, transitional housing, mobile home rehabilitation and acquisition and homeownership activities. The units are reflected in the implementation charts in this volume. The City continues to look for resources in addition to linkage fees that can provide ongoing support for the Housing Trust Fund.

Inclusionary Housing Proposal

To continue efforts to expand affordable housing resources and opportunities, the City impaneled a task force in 1991 to explore the establishment of a local inclusionary housing program. The task force, which consisted of a cross-section of groups and interests throughout the City, issued a report in July 1992. In 1993 the City Council voted to adopt the proposal in concept and directed City staff to draft an implementing ordinance. The proposed ordinance would require developers to include a percentage of affordable units in all new developments of 10 units or more. Up to 5 percent of the rental projects would be set-aside for families earning up to 50 percent of median area income, and 10 percent of the "for sale" projects would be set-aside as affordable for families earning up to 80 percent of median area income. The cost of the affordable units would be offset by a package of incentives to the developer.

In November 1993, the City Council scheduled a hearing on the proposed ordinance. At that time, several members of the building industry expressed concern over the mandatory provisions of the

proposal and requested the City Council to delay consideration until such time as an alternative proposal could be completed by a volunteer working group. The Council agreed.

The alternative proposal has since been completed. It is titled the Affordable Housing Partnership Program. As its name implies, the Affordable Housing Partnership Program encourages the involvement of the private, nonprofit, military, and public sectors in addressing affordable housing needs of the City. Essentially, the program asks each sector to voluntarily assume responsibility for producing a given number or percentage of total units for persons in designated income categories:

For Profit Developers

10% of for sale units for households earning up to 110% of median area income.

20% of rental units at rents affordable to households earning up to 80% of median area income.

Non-profit Developers

50% or more of all for sale units for households earning up to 80% of median area income.

50% or more of all rental housing at rents affordable to households earning no more than 60% of median area income.

Military

400 units of rental housing annually at rents affordable to households earning up to 80% of median area income.

Public Sector

Work to increase the supply and availability of financing tools and to facilitate the development process.

It is anticipated that the City Council will review these proposals in Spring of 1995.

IMPLEMENTATION CHARTS: New Construction

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Density Bonus	Promote publicly and privately sponsored programs aimed at the development of affordable housing for lower-income households.	Units: 80	Hsg. Comm./ Private Developers	12/year amend ord. by FY95	Conventional	Low-income Households Very Low-income Households
Tax Credits and Bonds	See Above Policy	Units: 280	Hsg. Comm. Not-for-Profit- Corps. Private Developers	40/year	Tax Credits/ Tax-Exempt Bonds	Low-income Households Very Low-income Households
Coastal Zone Program	Continue to utilize federal and state subsidies to the fullest to meet the needs of lower income residents.	Units: 42	Private Developers	FY92-93	Conventional	Low-income Households
Public Housing	Utilize federal and state subsidies to the fullest extent possible. Emphasize the development of public housing in proximity to lower-income job opportunities.	Units: 550	Hsg. Comm.	80/year	HUD	Very Low-income Households
SRO's	Stress flexibility in the application of code requirements in order to facilitate affordable housing. Recognize the role of SRO's in providing housing for the elderly and students. Promote SRO's as a part of transit oriented developments in order to achieve community balance objectives.	Units: 1,000	Private Developers Hsg. Comm. Redev. Agency	110-115/yr	Conventional/ Hsg. Comm.	Low-income persons Elderly Low-income Students Military Personnel
Section 202 Section 801 Section 811	Focus public resources for elderly housing at the Low-income end of the elderly population.	Units: 375	Not-for-Profit- Corps.	FY97	HUD	Low-income elderly Low-income disabled

IMPLEMENTATION CHARTS: New Construction

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
	Support the integration of persons with disabilities into the private housing market as much as possible					
Military	The City shall cooperate with the Navy to encourage dispersal of military housing throughout the City such that the occupants may have an opportunity to become an integral part of the communities in which they are located.	Units: 1,700	U.S. Navy	FY92-244 FY94-374 FY95-412 FY98-712		
	The City shall cooperate with the Navy to ensure that military housing sites are readily accessible to public services and facilities.					
Student Housing	Local universities shall house as much of their student enrollment on-campus as possible. The universities should consider the use of incentives to encourage maximum use of on-campus housing.	Beds: 1,365	UCSD Pt. Loma Naz. SDSU USD State Private	FY98	UCSD Pt. Loma Naz. SDSU USD State Private	Students
	The City shall promote SRO's with similar facilities as dormitories as a resource in providing housing off-campus for those students who cannot or do not want to be housed on campus.					
	The City shall encourage the Metropolitan Transit Development Board to create a student bus pass in order to make it easier for college students to commute to school from other communities.					
Mobile Home Parks	The City will aid developers of appropriately located mobile home parks through the provision of technical assistance. Parks to be assisted must be ownership or long term lease parks with residents controlling land through limited equity cooperative, nonprofit corporations, or term lease with residents controlling land through limited equity limited equity cooperative, nonprofit corporations, or other	Units: 200	Hsg. Comm. Private Developers	7 years	Conventional Hsg. Trust Fd. State	Low-income Households, Elderly, First Time, Buyers

IMPLEMENTATION CHARTS: New Construction

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
	structures in order to maintain resident, nonprofit or public control and low income affordability. Commission assistance in the development of new rental parks will be considered only under unusual circumstances or special opportunities such as housing farmworkers.					
	The City shall develop new land use regulations to accomodate new mobile home parks					
Manufactured Housing	The City shall encourage the use of manufactured housing integrated with site-built housing as one means of providing housing affordable to moderate income households as part of primarily market rate developments. Such housing shall be compatible in design with nearby housing. This policy is intended to provide affordable housing while not compromising community design standards.	Design requirements to facilitate manufactured housing as part of Zoning Code Update.	Planning Dept.	FY 96	General Fund	Potential occupant of manufactured units.
Farmworker Housing	The City shall emphasize a partnership arrangement with farmers and growers to provide housing for employees.	Housing for permanent and seasonal employees and day laborers: 100	Farmers and Growers Hsg. Comm. Property Dept.	FY98	Conventional SB/HOME Hsg Trust Fd	Permanent Farmworkers Seasonal Farmworkers and day laborers
	The City shall identify appropriate incentives and assistance to make such housing economically feasible. Once appropriate support measures are in place, the City shall negotiate specific provisions for housing of permanent farmworkers into leasehold agreements as they come up for renewal.					
	The City will provide rental assistance to permanent farmworkers and their families as an alternative campground concept. This will be a primary means by which the Housing Commission will provide housing for permanent farmworkers.	Units: 51	Hsg Comm.	FY 95	Hsg Comm.	Seasonal Farmworkers and Day Laborers
	For environmental or other reasons, it may be infeasible for individual farmers and growers to provide housing for their employees on site.					

IMPLEMENTATION CHARTS: New Construction

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
	In such instances, farmers and growers should provide housing on a cooperative basis at a central site where site where housing could be provided for employees of more than one farm. Where City-owned leaseholds are involved, the City shall consider changes in Leaseholds provisions to facilitate such housing.					
Farmworker Housing	In recognition of the regional need for farmworker housing, consider creating a regional entity with the County, SANDAG, other jurisdictions, and other regional entities.					
Housing for the Homeless	Supports the concept of providing a continuum of housing for the homeless ranging from emergency and entry level spaces to low cost permanent housing.	Full spectrum of services Increase of 1,483 emerg. transitional, or permanent.	Homeless Providers City Homeless Coordinator	FY 98	McKinney HOME ESG Hsg Trust Fd CDBG	Spectrum of Homeless throughout the City.
	Support providers of homeless services in establishing additional seasonal and entry level beds during inclement or cold weather.	Annual bednight capacity of 60,000 b/n (increase of 52,700 b/n)	Homeless Providers Housing Comm	FY 98	McKinney Hsg Comm ESG	Priority for single women, women with children, elderly, disabled.
	Give primary emphasis to the provision of homeless facilities in the development of service enhanced, longer term shelter spaces.	Increase capacity to 2,025 beds (increase of 1,623 beds)	Homeless Providers	FY 98	McKinney Hsg Trust Fd CDBG	Homeless single adults, families, youth, special needs populations.
	Encourage inter-agency efforts to provide services and housing to specialized homeless groups such as the mentally ill, and chronically disabled. Support will focus on permanent supported housing space.	Increase units to 292	City/County W/private non profits	FY 98	HOPWA Sect. 8 set McKinney HOME Hsg Trust Fd CDBG Redevmt. Set-Aside	Single adults, families, disabled and other special needs populations.

IMPLEMENTATION CHARTS: New Construction

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Listing of Housing for Lower Income Households	The City shall establish an information resource of housing developments in the City which have units reserved for lower income households.	Information Listing by FY 95	Hsg. Commission	Updated Annually	Hsg. Comm. Funds	Very Low and Low-Income Households
Support for Research and Legislation	The City shall support research efforts of the State and other agencies to identify and adopt new construction methods and technologies to facilitate affordable housing. The City shall support research efforts of the leading industry and State and Federal governments to identify and adopt innovative financing methods for affordable housing.	Ongoing	Legislative Svcs. Hsg. Comm. Planning Dept.	Ongoing	General Fund Hsg. Comm.	Very Low and Low-Income Households
	Total:	5,643 Units				

impchrt1

GOAL 2: MAINTAIN AT A HIGH LEVEL AND UPGRADE, WHERE NECESSARY, THE QUALITY, SAFETY, AND LIVABILITY OF SAN DIEGO'S HOUSING STOCK, WITH EMPHASIS ON PRESERVATION OF SAN DIEGO'S AFFORDABLE HOUSING STOCK

OBJECTIVE: Maintenance and Conservation

Develop and maintain programs that identify substandard housing and to provide a wide spectrum of options to correct housing code violations.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

The previous Housing Element included an objective which called for the conservation of not less than 93 percent of the City's total housing stock. However, because the City's current code enforcement program operates primarily on a complaint basis, the City has no way to accurately estimate the number of housing units which are substandard. Therefore, for this Housing Element, the objective is phrased to simply maximize the City's ability to identify substandard housing and to correct housing code violations. A separate objective has been created for rehabilitation since that involves upgrading dwellings which have been allowed to deteriorate.

In addition, in response to new State Housing Element requirements, a third objective has been created to address the preservation of existing lower income housing.

POLICIES:

1. The City shall encourage the maintenance and repair of existing renter and owner-occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques.
2. The City shall promote the replacement of substandard housing units which cannot feasibly be rehabilitated.
3. The City shall support neighborhood cleanup programs.
4. The City shall coordinate code enforcement efforts with housing rehabilitation programs.
5. The City shall implement inspection programs for unique housing types such as farmworker housing and mobile homes to assure compliance with minimum health and safety standards.

PROGRAMS:

1. Housing Code Enforcement - The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community.
2. Farmworker Housing Inspection Program - The Real Estate Assets Department and Neighborhood Code Compliance Department shall jointly undertake an annual inspection program of the 36 City-owned farmworker houses in San Pasqual Valley to ensure that they meet minimum health and safety standards. Such inspection program shall be cost recoverable. Buildings which are beyond economical repair or a hazard to the public health, safety, and welfare shall be repaired or replaced. The Real Estate Assets Department and Housing Commission shall then exhaust all feasible means of providing suitable relocation assistance or alternative housing.
3. Mobile Home Inspection Program - Implement a five-year inspection program in which all mobile home parks will be inspected for compliance with minimum health and safety standards. Approximately 1,300 mobile home park spaces shall be inspected annually.
4. Housing Maintenance Educational and Training Programs - Self-help training workshops and classes are offered by a variety of organizations and institutions including the San Diego Apartment Association, San Diego Board of Realtors, junior colleges, and other entities. The City will encourage new and existing property owners to participate in the programs through a variety of outreach efforts.
5. Code Enforcement/Rehabilitation Coordination - The Neighborhood Code Compliance Department shall refer owners of multi-family housing with multiple code violations to the Housing Commission for possible amelioration with the assistance of Housing Commission rehabilitation programs. The Neighborhood Code Compliance Department will also refer owners of multi-family housing with multiple violations in designated redevelopment areas to the appropriate redevelopment entity for possible correction with the assistance of redevelopment funds.
6. Neighborhood Cleanup Programs - The Housing and Code Enforcement Division of the Neighborhood Code Compliance Department and the Waste Management Department will cooperate with neighborhood and trade associations and the "I Love San Diego" program in neighborhood cleanup campaigns. Such campaigns will be coordinated with systematic code enforcement and rehabilitation programs.

IMPLEMENTATION CHARTS: Maintenance and Conservation

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Housing Code Enforcement	<p>The City shall continue to implement a housing code enforcement program on a complaint basis. Such a program shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community.</p> <p>The City shall promote the replacement of substandard housing units which cannot feasibly be rehabilitated.</p> <p>The City shall coordinate code enforcement efforts with housing rehabilitation programs.</p>	Inspect approx. 28,000 units	Neighborhood Code Compliance Department	4,000 units annually	General Fund	Occupants of older, multi-family rental housing.
Farmworkers Housing Inspection Program	The City shall implement inspection programs for unique housing types such as farmworker housing, mobile homes, and SRO's to assure compliance with minimum health and safety standards.	Inspect all 36 City owned units annually.	Neighborhood Code	Inspect all 36 City owned units annually.	Enterprise Fund	Permanent employees of farms and growers and their families.
Mobile Home Inspection program	Same as Above Policy	Inspect all mobile home spaces every 5 years.	Neighborhood Code	Inspect 1,300 mobile homes.	Mobile Home Inspection Fee.	Occupants of mobile home parks.
Housing Maintenance Education Training Program	The City shall encourage the maintenance and repair of existing renter and owner occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques.	At least 2 programs annually.	SD Apt. Assoc. SD Bd of Realtors Comm Colleges	2 programs normally	Private	Owners of rental owner-occupied housing
Code Enforcement/ Rehabilitation Coordination	The City shall coordinate code enforcement efforts with housing rehabilitation program.	Ongoing	Neighborhood Code Compliance Department Housing Commission	Ongoing	General Fund	Owners of rental and owner-occupied housing
Neighborhood Cleanup Program	The City shall support neighborhood cleanup programs.	35 neighborhood cleanup programs	"I Love A Clean San Diego" program. Neighborhood organizations.	5 per year	General Fund	Residents of older neighborhoods

impchr14

QUANTIFIED OBJECTIVE: PRESERVATION OF EXISTING LOWER INCOME HOUSING

HOUSING ELEMENT REQUIREMENTS

Chapter 1451, Statutes of 1989, and Chapter 889, Statutes of 1991 amended Section 65583 of the California Government Code to require local governments to revise their Housing Elements by July 1, 1992 in order to include analysis and programs for the preservation of assisted housing developments.

The purpose of the analysis is to identify actions that the jurisdiction can take to preserve at-risk units, to adequately plan for preventing or minimizing tenant displacement and to preserve the local affordable housing stock.

The analysis is required to cover a ten-year period but for ease of planning, the State Department of Housing and Community Development recommends dividing the period into two seven-year groups, coinciding with the planning periods of the housing element. The analysis should include five essential components:

1. Inventory of all multi-family rental units at risk of losing use restrictions, termination of subsidy contract, or mortgage prepayment (including units assisted by federal, state and local sources of financing or subsidy);
2. Cost analysis comparing the replacement cost of producing new rental housing comparable in size and rent levels to the units that could convert, and the cost of preserving the existing units;
3. Identification of all resources available for preservation activities:
 - a. public and private nonprofit corporations capable of acquiring and managing existing units;
 - b. federal, state and local financing and subsidy programs available to preserve at-risk units;
4. Establishment of a preservation objective, which is a quantified objective for the number of at-risk units to be preserved during the first seven-year planning period;
5. Local programs for preservation activities.

TIME FRAME OF PRESERVATION AMENDMENT

The Housing Element amendment, Preservation of Assisted Housing, will encompass all housing projects at risk during a ten-year period from

July 1990 to June 2001. The first seven-year subset will cover the period from July 1990 to June 1996, referred to herein as Group 1. The next seven-year subset will cover the period from July 1996 to June 2001, referred to herein as Group 2.

OVERVIEW - PRESERVATION OF AT-RISK ASSISTED HOUSING PROJECTS

Beginning in the 1960's, the federal government provided various incentives to private developers through low-interest loans and rent subsidies administered by the Department of Housing and Urban Development (HUD) and Farmers Home Administration (FmHA). Owners who secured these subsidies entered into contracts with HUD agreeing to build or operate multi-family rental housing developments that reserved the units for lower income households as long as the projects participated in the federal programs.

As part of these varied incentives many of the programs gave owners the option of terminating their participation at, or prior to, loan maturity or rental contract expirations. When an owner elects to exercise this option, the subsidy being provided to the project and the accompanying use restrictions are terminated. Should this happen, units may be converted to market-rate units and tenants may become displaced without any assurance of securing permanently affordable housing elsewhere. Additionally, the inventory of low income housing declines as units are taken out of the affordable housing stock and converted to market-rate units.

Nationwide, the potential impact of this loss is astonishing. The U.S. General Accounting Office issued a report on the issue in June 1986, which predicted that 1.8 million or approximately 90 percent of all federally-subsidized rental housing in the country could be lost by the end of the century. With the passage of recent federal legislation designed to mitigate the potential loss of at risk units, an estimated 365,000 units are protected pursuant to the Emergency Low-Income Housing Preservation Act (ELIHPA) and the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA). (These Acts are more fully discussed in the section regarding Federal Incentives.)

Statewide, the impact is equally troubling. In 1985, the California Department of Housing and Community Development assembled an inventory of low-income rental housing units that are eligible to convert to non-low income housing uses over the next 20 years. A subsequent report published by the Senate Office of Research in 1987 concluded that as many as 117,000 assisted rental units could convert by the year 2008; over two-thirds of these units—68 percent—have restrictions that could terminate as early as 1995.

The potential for loss of affordable units is even more compounded when considering at-risk low-income units produced by state and local programs, such as Low Income Housing Tax Credit Program, State

Density Bonus, CHFA-issued bonds, multi-family revenue bonds, and Low and Moderate Income Set Aside Funds provided through redevelopment agencies. Like their federal counterparts, these programs have regulatory agreements or other use restrictions for terms of limited duration.

FINANCING PROGRAMS

Federal

Generally, there are two types of federal programs that allow the termination of low-income use restrictions: low-interest, FHA-insured loans; and Section 8 rental assistance. Often, projects received assistance from both types of programs. In such cases, the earliest termination date in either program is the earliest a project may lose its use restrictions.

Programs that fall under the first category of low-interest, FHA-insured loans include the Section 221(d)(3) Below Market Interest Rate (BMIR), Section 236 and Section 202 Programs. Between 1961 and 1983, the Section 221(d)(3) and Section 236 programs provided for-profit and nonprofit owners with loans at typical interest rates of one percent or three percent and provided at least 90 percent of the cost of the development. The first two programs are typically financed by private lenders with HUD "writing down" the interest and providing mortgage insurance. The third program is a direct government loan. Mortgages were for terms of 40 years; however, these programs allowed loan repayment in year 20 and termination of the regulatory restrictions on both rents and occupancy.

In addition to very favorable financing terms, owners were able to take tax benefits that provided them with a very attractive return on their ten percent equity contribution. They also received a restricted annual cash flow of up to six percent of original equity, and received compensation in the form of management and partnership fees.

All Section 202 and some Section 236 and Section 221(d)(3) (BMIR) projects that are held in nonprofit ownership or received certain other additional HUD subsidies, are locked into their affordability for the full mortgage term, but may have use restrictions terminated after that date.

Other HUD subsidies received in conjunction with these loans include the Rent Supplement and Flexible Subsidy Programs. The former program provided a long-term rental assistance contract for the term of the loan, although most of these contracts were converted by HUD to shorter-term Section 8 contracts in the 1970's and 1980's. Owners with the original Rent Supplements may not prepay their loans. The latter program does not restrict an owner's right to prepay, but requires that units stay affordable to low- and moderate-income

households for the remainder of the mortgage term even after the project loan is prepaid. However, contracts executed prior to December 21, 1979 were not subject to these restrictions.

In San Diego, there are numerous at-risk projects financed by HUD Section 221(d) (3), Section 221(d)(4), Section 236 and Section 202 loans, with Section 8 contracts.

Federal programs that fall under the second general category of those allowing termination of use restrictions, are Section 8 Rental Assistance Programs. These programs include New Construction, Substantial Rehabilitation and Moderate Rehabilitation Programs, as well as existing federally-assisted projects onto which Section 8 was added under the Loan Management Set-Aside and Property Disposition Programs.

Under these Section 8 contracts, subsidies are tied directly to the project and cannot be used by tenants if they move elsewhere. HUD provides the project owner with the difference between a tenant's rent contribution, generally limited to 30 percent of household income, and the contract rent established by HUD. Many of the contracts allow owners to opt out after seven-year intervals. Should this option ever be exercised, tenants residing in the project would lose their rental assistance and in all likelihood, be faced with a greater rent burden (i.e., greater than 30 percent of income towards rent) or seek housing elsewhere.

In San Diego, 17 projects secured project-based Section 8 assistance for a portion of units along with federal financing, for development of the complex.

State and Local

Eighty two projects comprising 1,940 affordable housing units have been developed in San Diego using state and local programs. These units generally carry affordability restrictions for periods of between ten and twenty years. Many of these units are nearing the end their affordability terms, and are considered "at-risk" of converting to market rate units.

FEDERAL INCENTIVES

In light of the recognized potential loss of low-income units, Congress initially enacted an emergency measure to address this problem. Pursuant to the Emergency Low-Income Housing Preservation Act (ELIHPA, or Title II of the Housing and Community Development Act of 1987), the Act placed constraints on an owner's right of prepayment and created incentives to either encourage owners to retain the low income restrictions in exchange for receiving a greater return on their investment, or to transfer the property to purchasers who would agree to retain the low income restrictions.

Owners of eligible ELIHPA projects (Section 236 and 221(d) (3)) have the opportunity to secure additional federal incentives for their projects, enabling them to raise rents and refinance a portion of their equity while extending the low-income use restrictions for 20 years. To be eligible for the incentives provided under ELIHPA, owners must have filed valid Notices of Intent with HUD prior to December 31, 1991, expressing a desire to change the project status.

Four housing developments in the City of San Diego; Genesee Park Apartments, Euclid Avenue Apartments, Prince Hall Apartments, and Logan Square Gardens have filed valid Notices of Intent, under LIHPRHA Title VI, that are currently being processed by HUD. One project; Seaward Arms has filed a valid Notice of Intent, under ELIPHA Title II, that is currently being processed by HUD. These combined projects, which comprise 484 units, will file Plans of Action and it is likely that these projects will no longer be at risk of conversion during the Housing Element amendment's ten-year analysis period.

Ten housing developments in the City of San Diego; Meadowbrook Park Apts I & II, Mount Aguilar, Peñasquitos Gardens, Peñasquitos Village, San Diego Leisure Life Village, Second Imperial Manor, Vista Terrace Hills, and Coronado Terrace I & II, have submitted Plans of Action under ELIPHA Title II, and have been processed and approved by HUD. These projects, which comprise 2,657 rent restricted units, are no longer at risk of conversion during the Housing Element amendment's ten-year analysis period.

The driving principle of ELIHPA was that housing should be preserved for its intended beneficiaries and that owners should be guaranteed a fair and reasonable return on their investment through new incentives. ELIHPA was meant to be an interim measure designed to give Congress some time to develop a permanent program for the preservation of existing low income housing. The Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) is the permanent solution to this at-risk predicament.

Pursuant to provisions of the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA, or Title VI of the National Affordable Housing Act of 1990), owners are offered alternative means of realizing a reasonable return on their investment. These include three basic options: prepaying only when doing so does not adversely affect tenants or the local affordable housing stock; continuing ownership with additional federal incentives and thus, extended low income use; or selling the property with a first right-of-refusal process for interested nonprofit and public entities.

The following are LIHPRHA-eligible projects:

1. Insured or held by HUD under the Section 221(d) (3) Market Rate Interest program and assisted under a project-based Section 8 program;

2. Insured or held by HUD under Section 221(d)(3) BMIR program;
or
3. Insured, assisted or held by HUD or a State agency under
Section 236.

CITY OF SAN DIEGO

In the City of San Diego, there are approximately 2,873 units eligible for conversion between now and the end of FY 2001. All of these units have been developed by private nonprofit or for-profit sponsors who have utilized subsidies or financing provided by the public sector at the local, state and/or federal levels.

During the Group 1 analysis period, a total of 1,210 units of housing are eligible for conversion. Of this potential, none are senior units. During the Group 2 analysis period, a total of 1,663 units of housing are eligible for conversion. Of this potential, none are senior units.

Inventory

In the City, there are 11 LIHPRHA eligible projects, which comprise 933 units, that are at risk between the ten-year analysis period of FY 1991 through FY 2001, due to the possible prepayment of subsidized mortgages by private owners. All of these developments are eligible, and five have filed valid Notices of Intent, under LIHPRHA Title VI, or ELIPHA Title II, that are currently being processed by HUD.

Under provisions of the National Affordable Housing Act of 1990, current owners of these units can avail themselves of public incentives in exchange for significantly extended affordability restrictions. If current owners do not wish to retain these units as affordable, the City may provide assistance to private non-profit entities interested in purchasing and managing these developments as affordable housing.

In the event that no interested and capable private non-profit entity is available to assume control of these at-risk units, the City, can, through its Housing Authority or non-profit corporation, pursue ownership and management of those units for which retention as affordable dwellings is considered important in meeting the housing needs of lower income San Diegans. It is the intent of the City to utilize this flexible approach to retain all, or nearly all, of these units as part of its affordable housing stock.

In addition to the units cited above, the City is aware of 1,940 additional affordable units which are at risk of being lost, over the ten-year period, from its stock due to expiring rent and occupancy restrictions related to local, state, and federal programs. Affected units are depicted on the attached tables, and include those

acquired, constructed, or rehabilitated through issuance of Multi-Family Bonds, the Section 8 Moderate Rehabilitation Program, or gap financing provided by the San Diego Housing Commission. Taken together, 2,873 currently affordable units are threatened due to potential prepayment of subsidized mortgages or expiration of rent and occupancy restrictions.

In 1991 two SRO projects: Island Hotel and the Hawthorne Inn, elected not to renew their loan with the San Diego Housing Commission. As a consequence, 30 restricted senior units converted back to market rate rentals. Two other SRO projects, the Windsor SRO and the Baltic Inn, renewed their loans with the Housing Commission thereby restricting rents on 71 units for an additional 5 years.

Not included in this inventory, but listed on the attached tables, are 980 Density Bonus restricted units which have affordability expiration dates that begin after FY 2001. Also not included in this inventory, but listed on the attached tables, are 1,168 Low and Moderate Income restricted units, produced or rehabbed by the San Diego Redevelopment Agency, which also have affordability expiration dates that go beyond FY 2001.

Sources of information for the lists of subsidized housing units include HUD-Multi Family Housing Management Branch's Multi-Family Inventory Eligible for Pay-Off list, the San Diego Housing Commission's Density Bonus Projects List, and the Centre City Development Corporation's List of Residential Projects funded by Low/Mod Funds as of October 1, 1993.

Cost Analysis

Table 37 contains a comparative analysis of the costs involved in preserving units for 20 years, at risk during both the Group 1, FY 1991 through FY 1996, and Group 2, FY 1997 through FY 2001 analysis periods, and the cost to replace, through new construction or acquisition, the same at-risk units in comparable size and rent levels, as estimated by Housing Commission staff. The purpose of this analysis is to compare the cost of options available to the jurisdiction when faced with a potential conversion problem, and to determine the level of local subsidies required to assist in preservation efforts. The cost analysis will enable the City to use a "bottom line" approach as programs are developed and available resources targeted to preserve units at risk of conversion.

A total of 1,210 affordable units may be lost from FY 1991 through FY 1996; most of these units are at risk due to options available to current owners to prepay existing mortgages. Estimates indicate that it would cost the locality nearly \$14 million to preserve the affordability of these units, for 20 years, assuming that: 1) current owners opt to prepay existing mortgages, and 2) the availability of federal support for preservation remains at current levels. If units lose affordability restrictions, estimates indicate

that it would cost the City nearly \$31 million to replace them with new construction, and over \$14 million to replace them through acquisition. This estimated construction cost is based on 1993 HUD Total Development Cost Limits for bedroom size multiplied by 40 percent local equity for units affordable to households earning up to 50 percent median income, and 30 percent local equity for units affordable to households earning up to

TABLE 37

PRESERVATION OF ASSISTED UNITS – COST ANALYSIS

Bedroom Mix of Assisted Units					Total Units
0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	

GROUP 1: FY 1991 – FY 1996

<50% MFI						
HUD Prepayment	0	273	492	146	12	923
SRO's	0	0	0	0	0	0
MOD Rehab	0	20	37	0	4	61
<80% MF Bonds	2	123	69	32	0	226
					Total:	1,210

GROUP 2: FY 1997 – FY 2001

<50% MFI						
HUD Prepayment	0	10	0	0	0	10
SRO's	248	0	0	0	0	248
MOD Rehab	12	81	181	89	14	377
<80% MFI						
MF Bonds	80	478	339	8	2	907
MOD Rehab	0	0	109	12	0	121
					Total:	1,663

Estimated Local Equity Replacement Cost

	Estimated Per Unit Replacement Cost				
	0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms
New Construction:	\$42,300	\$53,250	\$69,450	\$87,100	\$104,600
Acquisition:	\$40,000	\$45,000	\$65,000	\$70,000	\$75,000

GROUP 1: FY 1991 – FY 1996

<50% MFI	\$0	\$6,240,900	\$14,695,620	\$5,086,640	\$669,440	\$26,692,600
<80% MFI	\$25,380	\$1,964,925	\$1,437,615	\$836,160	\$0	\$4,264,080
* Total New Construction Local Equity for Group 1:						\$30,956,680
	\$19,243	\$4,346,909	\$8,228,540	\$2,596,628	\$246,648	

**** Total Acquisition Local Equity for Group 1: \$15,437,968****GROUP 2: FY 1997 – FY 2001**

<50% MFI	\$4,399,200	\$1,938,300	\$5,028,180	\$3,100,760	\$585,760	\$15,052,200
<80% MFI	\$1,015,200	\$7,636,050	\$9,334,080	\$522,600	\$62,760	\$18,570,690
* Total New Construction Local Equity for Group 1:						\$33,622,890
	\$3,271,344	\$5,945,652	\$8,655,103	\$1,590,070	\$246,648	

**** Total Acquisition Local Equity for Group 1: \$19,708,817****Assumptions:**

* Total New Construction Cost is based on 1993 HUD TDC for bedroom size multiplied by:
40% local equity for 50% affordability, and 30% local equity for 80% affordability.

** Total Acquisition Cost is based on 1994 bond financing with an interest rate of 6.8% and
a local equity of 15.5% of the total loan package, plus \$6,000 relocation for 50% of the units.

12-Jan-95

Estimated 20 Year Preservation Cost

Estimated Per Unit 20 Year Preservation Cost				
0 Bedrooms \$27,800	1 Bedrooms \$39,600	2 Bedrooms \$46,200	3 Bedrooms \$65,600	4 Bedrooms \$94,300

GROUP 1: FY 1991 – FY 1996

HUD Prepayment	\$0	\$540,540	\$1,136,520	\$478,880	\$56,580	\$2,212,520
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Assumption:

Total Preservation Value multiplied by 5% local equity.

SRO's	\$0	\$0	\$0	\$0	\$0	\$0
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Assumption:

Loan extension results in negligible lost interest.

MOD Rehab	\$0	\$2,080,000	\$3,848,000	\$0	\$416,000	\$6,344,000
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Assumption:

Average annual subsidy of \$5,200 multiplied by 20 years.

MF Bonds	\$48,000	\$2,952,000	\$1,656,000	\$768,000	\$0	\$5,424,000
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Assumption:

Average annual subsidy of \$1,200 multiplied by 20 years.

(Current trend is to refinance to lower interest rate at local profit of bond fees and with increased affordability. If this trend continues this amount could be zero.)

Total 20 year preservation for Group 1:	\$13,980,520
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GROUP 2: FY 1997 – FY 2001

HUD Prepayment	\$0	\$19,800	\$0	\$0	\$0	\$19,800
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SRO's	0	0	0	0	0	\$0
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MOD Rehab @ 50%	\$1,248,000	\$8,424,000	\$18,824,000	\$9,256,000	\$1,456,000	\$39,208,000
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MOD Rehab @ 80%	\$0	\$0	\$2,616,000	\$288,000	\$0	\$2,904,000
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MF Bonds	\$1,920,000	\$11,472,000	\$8,136,000	\$192,000	\$48,000	\$21,768,000
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Assumption:

Same as for FY 1991 – 1996 except annual subsidy for MOD Rehab @80% estimated at \$1,200.

Total 20 year preservation for Group 2:	\$63,899,800
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Grand Total for Groups 1 & 2:	\$77,880,320
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80 percent median income. The estimated acquisition cost is based on 1994 bond financing with an interest rate of 6.8 percent and a local equity of 15.5 percent of the loan package, plus \$6,000 tenant relocation for 50 percent of units acquired. Estimated acquisition costs did not factor in possible rehab cost to bring units up to health and safety standards or to remove asbestos and lead-based paint hazards.

The City is at risk of losing a total of 1,663 affordable units from its affordable housing stock, from FY 1997 through FY 2001, due to the prepayment of subsidized mortgages and the expiration of affordability restrictions. Estimates indicate that it would cost the City nearly \$64 million to preserve the affordability of these units. If these units lose affordability restrictions, estimates indicate that it would cost the City more than \$33 million to replace them with new construction, and nearly \$20 million to replace them with acquisition.

Based on these estimates, it is more cost effective to preserve existing units at risk during the first five year period; while it clearly is more cost effective to replace units lost during the second five year period. This discrepancy is based on the fact that prepayment units, for which additional federal assistance is available, are predominant during the initial period; the availability of federal support for these units limits the need for local assistance to retain their affordability.

During the second five year period, however, most units are at risk due to expiring restrictions (as opposed to potential prepayment); localities can anticipate little federal assistance in preserving the affordability of these units. Therefore, the need for local assistance is much greater in this instance. Faced with greater preservation costs, replacement of lost units appears to be the most cost effective option.

The cost analysis makes clear the need for access to all available financial resources in order to prevent the loss of at-risk units. Moreover, the analysis also makes clear the need to work with organizational resources to achieve preservation targets. Reliance on local or even state or federal financing programs alone is not sufficient to assure preservation, given the extensiveness of the conversion problem.

There has been such a variety of financing and subsidy programs used to build affordable housing in the past, that existing state and federal financing or incentive preservation programs do not address the possible conversion of many nonfederally financed housing projects. Finally, long-term preservation is not guaranteed without enlisting in the active support and participation of tenants and local nonprofit agencies willing to acquire and maintain at-risk units as permanently affordable housing.

RESOURCES FOR PRESERVATION

Organizational Capacity

The following public entities and private nonprofit corporations have established legal and managerial capacity to acquire and manage federally subsidized housing developments:

City Heights Community Development Organizations.

Esperanza Housing and Community Development Corporation.

Genesis Educational and Housing Foundation

Housing our People Economically (HOPE) CDC

Occupational Training Services, Inc.

Revisions Resources

San Diego Housing Authority

San Diego Housing Commission

San Diego Interfaith Housing Foundation

San Diego Youth and Community Services

Trabajadores de la Raza, Inc./Casa Familiar

Any one of these are the most likely entities with whom the City of San Diego would work to preserve at-risk housing developments. The San Diego Housing Commission serves the City of San Diego primarily through the provision of Section 8 certificates and vouchers for eligible households, rehab of low-income owner occupied and rental units, and development and the management of Public Housing projects. Other nonprofit entities are seeking to build capacity to provide and preserve affordable housing and will also likely be involved in future preservation efforts.

Financing Sources

HUD—Preservation of at-risk housing, pursuant to LIHPRHA

During FY 1994, approximately \$418 million was appropriated for preservation activities. Although it is difficult to estimate the total amount of funding that will be appropriated during the Group 1 analysis period, HUD will be considered a primary resource for local preservation efforts of qualified federally-assisted projects, subject to the continued availability of this source.

Mortgage Revenue Bonds

Since 1982, the City has been issuing mortgage revenue bonds for the development of multi-family rental housing. During this period, forty-eight projects were funded, creating a total of 8,284 rental

units, of which 1,981 units are low income. Part of the City's preservation strategy has been to refinance such projects with mortgage revenue bond proceeds (bond refunding), in exchange for extended (and strengthened) affordability controls. Mortgage revenue bonds can also be a resource for acquiring and preserving at-risk units that were not originally financed with bond proceeds.

As bond issuance or refunding is an elective activity to which the owner must agree, it is difficult to project how much financing and bond authority the City would need to preserve these at-risk developments.

State Bond Financing (upon availability)

The availability of financing at the State level, typically funded through voter-approved general obligation bond issuances, will be considered a source for local preservation activities. If the housing programs are similar to those assisted by past ballot measures, then funding will probably be available for preservation activities, pending voter approval.

Historically, such bond proceeds are administered by the State of California Department of Housing and Community Development and have been used to fund primarily new construction and rehabilitation housing projects.

CDBG

In recent years, San Diego received an annual allocation of approximately \$12 million in Community Development Block Grant Funds. Barring any substantial change in HUD appropriations, a similar amount of funding is expected over the next five years, during the Group 1 analysis period. Total CDBG funding during this period would be approximately \$60 million.

Approximately 10 percent of CDBG funds are typically allocated to fund the development of new affordable housing and single-family housing rehabilitation. It is expected that the funding priorities will remain consistent; hence, the same percentage of funds should be available for housing activities. Due to the limited nature of CDBG resources, it is unlikely that a significant amount of funds would be used for preservation activities; however, the City could decide to dedicate a greater percentage of CDBG funds for housing activities during any given year.

Low and Moderate Income Housing Fund

California Redevelopment Law requires localities to set aside 20 percent of their tax increment dollars derived from redevelopment project areas to improve the supply of housing for very low-, low-, and moderate-income households and to replace housing units lost through redevelopment activities.

As of the end of FY 1993, the City, through its Redevelopment Agency, has funded the construction, or assisted in funding the construction,

of 1,066 very low-, low-and moderate-income restricted multifamily units, of which 596 or 56 percent were very-low restricted units.

For Fiscal Year 1994, the Redevelopment Agency has appropriated over \$10 million in set-aside funds—\$4 million in new tax increment funds and \$6 million from the previous fiscal year—for low and moderate income housing projects within the 11 redevelopment project areas of the City.

Total Local Sources

The City will consider the use of those local funds listed below to support the preservation or replacement of its at risk units:

POTENTIAL SOURCES	FY 93	FY 94	FY 95	FY 96
CDBG	\$12M	\$12M	\$12M	\$12M
HOME	7M	5M	6M	5M
Housing Trust Fund	3M	3M	3M	3M
Housing Commission	1M	1M	1M	1M
Redevelopment Set Aside	6M	4M	3M	3M
TOTAL	\$29M	\$25M	\$25M	\$24M
GRAND TOTAL \$103M				

As can be seen, the City has, at its discretion, sufficient funds to preserve, as well as replace, all affordable units at risk through FY96. It must be noted, however, that a significant portion of those aforementioned funding sources are currently used to support ongoing affordable housing and community development activities, and to support the wide range of activities which comprise this City's multi-faceted affordable housing strategy.

Allocation of all funds from these sources to support preservation activities would deprive other affordable housing and community development activities of sufficient support to guarantee their continuation or the successful implementation of new activities in these areas. Therefore, while the City will consider the use of these funds for preservation of at risk units, it is highly unlikely that all such funds will be used for this purpose.

PRESERVATION OBJECTIVE

Given the level of local and federal financing, to be available during the Group 1 analysis period, the preservation objective during this period is 1,210 units. This reflects the number of remaining units listed in the inventory for the same period. Not included in this number, as mentioned previously, are ten housing developments in the City of San Diego that have submitted Plans of Action under ELIPHA, which have been approved by HUD. These projects, which

comprise 2,657 units, are no longer at risk of conversion during the Housing Element amendment's ten-year analysis period.

Five housing developments in the City of San Diego; Seaward Arms, Genesee Park Apartments, Euclid Avenue Apartments, Prince Hall Apartments, and Logan Square Gardens have filed valid Notices of Intent that are currently being processed by HUD. These projects, which comprise nearly 484 units, will file Plans of Action and it is likely that these projects will no longer be at risk of conversion during the Housing Element amendment's ten-year analysis period.

Four other projects; the Crandall Apartments, Grant Heights Park, Lancaster Apartments, and the President John Adams Manor III Apartments are eligible to process Plans of Action under either the Emergency Low Income Housing Preservation of 1987 Title II or the Emergency Low Income Housing Preservation and Resident Homeownership Act of 1990 Title VI.

These nine projects comprise 923 units, representing over three fourths of the at risk units in the Group 1 period, and will more than likely no longer be at risk of conversion during the Housing Element amendment's ten-year analysis period. Processing under either of these Acts would likely provide incentives for the owner, such as a HUD guaranteed equity loan, whether that were the present owner or a new owner. It is also likely that Section 8 Loan Management Set Aside (LMSA) assistance would be provided for the residents (either those with income of less than 50 percent of median income or all whose income is less than 80 percent of median, depending on the particular circumstances of the Plan of Action), and the residents' rent would be incrementally increased until it reached 30 percent of income. That level of affordability would be preserved at least for the duration of the mortgage, 20 years, but, more likely, for the life of the project, 50 years or longer. Some rehabilitation of the properties probably would be part of the package.

If the Plans are processed under Title VI and the owner wishes to sell the properties, the properties would first be appraised according to HUD guidelines and then for the first six months, only sold to "priority purchasers": resident councils, community-based nonprofits, or public agencies. If there is no sale to a priority purchaser during the specified period, the owner may then accept a bonafide offer from a non-priority purchaser. The new owner would be subject to the same restrictions as the present owner.

While it is not guaranteed these owners will retain their projects as affordable in the future, there is some reasonable assurance that the projects will continue to operate with their use restrictions in place. However, local strategies to mitigate any potential loss of affordable units have been developed for those circumstances where an owner may decide to convert, or where MF Bonds, MOD Rehab or local sources were used in the development or rehabilitation of the project. Based on these strategies, described below, the City is confident that it will be able to meet its established preservation objective for the current analysis period.

PRESERVATION PROGRAMS:

The following are various programmatic efforts the City of San Diego will undertake over the ten-year period of the Housing Element amendment. Programs that have particular significance for projects at risk during the Group 1 analysis period have been marked with an asterisk. Responsible divisions within the City of San Diego are identified for each program as are the respective funding sources that will support the implementation of each strategy.

- *1. **Monitoring at-risk projects:** Monitor owners on an annual basis to determine owners, interest in selling, prepaying, terminating or continuing participation in a subsidy program.

Identify and maintain an updated inventory of at-risk projects through the use of existing databases (e.g., HUD, State of California Department of Housing and Community Development, California Housing Partnership Corporation), as well as information from other sources (e.g., Deeds of Trust, Regulatory Agreements, MRB project compliance reports etc.) which provide information on the use restrictions of projects.

Create an early warning "tickler" file, the purpose of which would be the close tracking (semi-annual check in with owners to determine intentions, face-to-face meeting with owners if possible to discuss plans) of projects that become eligible for conversion approximately two years prior to the earliest conversion date. In trying to determine an owner's intentions at the two-year mark, the City can prepare a strategy for the preservation of the project's affordability controls (i.e., the City can work to assist in the nonprofit acquisition of the at-risk project).

Monitor and respond to any Notice of Intent or Plan of Action that may be filed for a project; send copies received to the State of California, Department of Housing and Community Development; notify HUD of the probable impact of changes in project affordability controls and recommend possible mitigation; actively participate in the plan of action process to encourage transfer to a nonprofit organization that will maintain the affordability restrictions for the life of the project.

After reviewing a submitted Plan of Action, inform affected tenants of any programs that may be available to assist them in preserving their housing units.

Monitor projects with approval to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants, is carried out in a timely manner. Projects that may be subject to other state or local requirements regarding the provision of assistance to displaced tenants, will also be monitored.

Work in partnership with the California Housing Partnership Corporation, the Legal Aid Society of San Diego and other entities interested in provided technical and legal assistance to tenant groups seeking to purchase an at-risk property.

Monitor at-risk projects that have been acquired by nonprofit or for-profit entities during the ten-year analysis period, to ensure that properties are well-managed and well-maintained and being operated in accordance with the City's property rehabilitation standards.

- *2. Work together with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development.
- *3. Monitor and participate in federal, state or local initiatives that address the preservation problem (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- 4. Use Low and Moderate Income Housing Funds as available to provide the necessary equity requirement for federally-assisted preservation projects, where financially feasible.
- *5. Function as a clearinghouse of preservation information by informing tenants and landlords (owners) of the availability and requirements of various preservation programs.
- 6. Pursue funding sources at the federal, state or local levels that may become available for the preservation of at-risk projects, particularly those sources that facilitate nonprofit acquisition.
- 7. Combine local preservation efforts with the City's Neighborhood Code Compliance Department to determine and enforce code compliance and/or needed repairs. Schedule at-risk projects as a high priority (one year prior to the project's opt-out date). Inspections will be performed approximately once every seven years.
- 8. Identify and assess the interest of potential nonprofit purchasers who would be willing and able to acquire and permanently maintain the affordability restrictions of at-risk projects, if such projects are offered for sale.
- 9. Assist owners of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for extended affordability controls.
- 10. Finance the acquisition of local projects not covered under LIHPRHA with the issuance of mortgage revenue bonds, where financially feasible.

11. For mixed-income MRB and tax-credit projects, which are most at-risk of conversion, assist in the nonprofit acquisition of these developments via 501(c)(3) bonds where financially feasible.
12. Provide downpayment funds for the nonprofit acquisition of these mixed-income projects through the Low/Moderate Income Housing fund, where financially feasible and as approved by the Redevelopment Agency.
13. The City will work with the San Diego Housing Commission to obtain available Section 8 certificates or vouchers for displaced tenants of non-federal at-risk projects.
14. Preservation Program options that the City will consider include inserting renewal clauses into affordable housing contracts between the Housing Commission and private developers, and the allocation of funds, during the annual budget process, for the preservation of affordable housing with rental restrictions due to expire within the next two years.
15. SRO Relocation and Displacement Ordinance - Amend this ordinance to ensure the continued legality of the ordinance in light of the judicial invalidation of an ordinance in San Francisco similar to San Diego's current ordinance.

The foregoing programs represent a varied strategy by the City of San Diego to mitigate any potential loss of at-risk units due to conversion. These local efforts utilize existing City resources (e.g., provision of technical assistance, direct financial assistance, etc.) as well as other local resources (e.g., use of local nonprofit housing developers to acquire and maintain at-risk projects for permanent affordability). The programs also include efforts to secure other resources from the public and private sector, should they become available.

IMPLEMENTATION CHARTS: Preservation of Existing Lower Income Housing

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Monitor at-risk projects	Monitor owners on an annual basis to determine owners interest in selling, prepaying, terminating or continuing participation in a subsidy program.	Annually monitor each owner of at-risk project	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
	Identify and maintain an updated inventory of at-risk projects through the use of existing databases which provide information on the use restrictions of projects.	Annually identify each at-risk project	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
	Create an early warning "tickler" file of projects that become eligible for conversion 2 years before earliest conversion date.	Create ongoing file.	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
	After reviewing a submitted Plan of Action, inform affected tenants of any programs that may be available to assist them in preserving their housing units.	Ongoing activity.	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
	Monitor projects with approval to convert to ensure that any required assistance to displaced tenants is carried out in a timely manner.	Ongoing activity.	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
	Monitor at-risk projects that have been acquired to ensure that properties are well-managed and well-maintained	Ongoing activity.	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
Work together with owners, tenants and nonprofits organizations.	Assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development.	Ongoing activity.	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families
Monitor and participate in federal, state or local initiatives that address the preservation problem.	Support state or national legislation that addresses at-risk projects. Support full funding of programs that provide resources for preservation activities.	Ongoing activity.	Housing Commission	1994-2001	Local Housing Funds	Low-Income Single Adults and Families

IMPLEMENTATION CHARTS: Preservation of Existing Lower Income Housing

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Use of Low and Moderate Income Housing Funds.	Use as available, where financially feasible, to provide equity requirement for federally-assisted preservation projects.	As needed and available.	Redevelopment Agency	1994–2001	Local Housing Funds & Low/Mod Income Housing Fund.	Low–Income Single Adults and Families
Function as a clearinghouse of preservation information.	Inform tenants and landlords (owners) of the availability and requirements of various preservation programs.	Ongoing activity.	Housing Commission	1994–2001	Local Housing Funds	Low–Income Single Adults and Families
Pursue funding at federal, state or local levels.	Acquire funds for the preservation of at-risk projects.	Ongoing activity.	Housing Commission	1994–2001	Local Housing Funds	
Coordinate local preservation efforts with City's Neighborhood Code Compliance Department.	Determine and enforce code compliance and/or needed repairs. Schedule at-risk projects as a high priority one year prior to opt-out date.	As needed	Housing Commission Neighborhood Code Compliance Department.	1994–2001	Local Housing Funds	
Identify and assess the interest of potential nonprofit purchasers of at-risk projects.	Develop a list of nonprofits who are willing and able to acquire and permanently maintain the affordability restrictions of at-risk projects.	Ongoing activity.	Housing Commission	1994–2001	Local Housing Funds	
Assist owners of existing Mortgage Revenue Bond projects.	Extend affordability controls in exchange for refunding of bonds.	As needed and available.	Housing Commission	1994–2001	Mortgage Revenue Bonds	Very Low & Low–Income Single Adults and Families
Finance acquisition of projects not covered under LIHPHA.	Issuance of mortgage revenue bonds, where financially feasible.	As financially feasible.	Housing Commission	1994–2001	Mortgage Revenue Bonds	Very Low & Low–Income Single Adults and Families
Assist nonprofit acquisition of developments.	For mixed-income MRB and tax-credit projects, via 501(c)(3) bonds where financially feasible.	As financially feasible.	Housing Commission	1994–2001	Mortgage Revenue Bonds 501(c)(3) bonds	Very Low & Low–Income Single Adults and Families

IMPLEMENTATION CHARTS: Preservation of Existing Lower Income Housing

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Provide downpayment funds for nonprofit acquisition of mixed income projects.	Using Low/Moderate Income Housing Fund, where financially feasible, and approved by Redevelopment Agency.	As financially feasible.	Housing Commission	1994-2001	Low/Moderate Income Housing Fund	Low-Income Single Adults and Families
Assist displaced tenants of non-federal at-risk projects.	Work with Housing Commission to obtain available Section 8 certificates or vouchers.	As available	Housing Commission	1994-2001	Fund, Section 8 certificates or vouchers.	
SRO Relocation and Replacement Ordinance	The City shall develop appropriate programs to preserve existing housing affordable to lower income households in addition to those which are federally financed.	Zoning Code Update	Hsg. Comm. Planning Dept.	FY 96	General Fund	Existing Low and Very-Low Income Tenants
Affordable Housing Preservation Program	For future housing developments assisted by a City loan, the City shall seek affordability restrictions for longest term feasible.	Amend Ordinance	Hsg. Comm. Planning Dept.	FY 98	General Fund	Existing Low and Very-Low Income Tenants

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QUANTIFIED OBJECTIVE: Rehabilitation

Rehabilitate at least 3,000 housing units during the seven-year plan period. Of these, at least 1,800 housing units should be affordable to low income households at 65 percent of area median income, the standard established under the new HOME program.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

For the new Housing Element, the Rehabilitation objective has been separated from Conservation and the objective has been changed to rehabilitation of approximately 3,000 housing units. Additionally, the Rehabilitation objective has been further defined to include a sub-objective to create 1,800 units affordable at the 65 percent level of area median income. Affordability based on 65 percent of area median income is the standard established under the new HOME program.

POLICIES:

1. The City shall provide funding support to assist in the rehabilitation of both renter and owner-occupied housing.
2. To the extent practically possible, City sponsored rehabilitation programs should be coordinated with code enforcement and preservation programs described previously targeted to designated neighborhoods in order to maximize impact as an integral part of comprehensive neighborhood revitalization and reinvestment programs. However, in some instances, it may be appropriate for City rehabilitation funds to be broadly targeted to all neighborhoods eligible under federal and state regulations.
3. The City shall seek to leverage its funds for rehabilitation with other non-local public and private sources.
4. The City shall consider a policy which establishes one standard for the extent to which units funded with local funds need to be repaired. This policy need not apply to City funds which support such activities as paint-up/fix-up or clean-up or other such programs which fund essentially cosmetic repairs.
5. To the extent practical, the use of Housing Commission and Redevelopment Agency Set-Aside funds for rehabilitation shall be used in a coordinated manner in order to maximize impact.
6. To the extent legally and practically possible, public sector rehabilitation funds shall generally be utilized first to correct health and safety code violations with non-code related improvements given lower priority.

PROGRAMS:

1. Housing Code Enforcement: - The City shall continue to support and, where possible, expand code enforcement program. Such a program shall emphasize Homeowners Rehabilitation Program - The Housing Commission shall administer a homeowners rehabilitation program which offers low-interest loans to lower income homeowners for repairs and improvements. Approximately 700 single-family and mobile home units owned and occupied by lower income households will be rehabilitated over the seven year period.
3. Rental Housing Rehabilitation Program - The Housing Commission shall administer a rental rehabilitation program which offers low or no interest loans and grants to owners of rental property where the units are occupied by lower income households after rehabilitation. Units rehabilitated with the assistance of the HOME Program will be guaranteed affordable to low income renters at the 65 percent level of area median income. Approximately 2,100 rental units will be rehabilitated for occupancy by lower income households, of which approximately 1,680 through the HOME Program and therefore will be guaranteed affordable at the 65 percent level of area median income.
4. Enterprise Community Program - The Enterprise Community Program is a component of the Federal Empowerment Zone Program. The City was designated as an Enterprise Community in December 1994. With that designation comes \$2.9 million that can be used for a variety of community improvement programs, including housing rehabilitation and development. The City plans to allocate \$1 million of the \$2.9 million for a program that will identify distressed residential buildings in targeted areas for rehabilitation. This program will result in the rehabilitation of 90 owner-occupied and rental units.
5. Section 8 Moderate Rehabilitation - Under Contract with HUD, the Housing Commission will administer the Section 8 Moderate Rehabilitation Program which provides for improvements to rental properties through a 15-year commitment of Section 8 rental subsidies. Up to 20 units will be rehabilitated through this program, all of which will be guaranteed affordable to lower income tenants since the Section 8 rental subsidies are tied to the rehabilitated units. This program is scheduled to be phased out by HUD after FY 92.
6. Physical Modifications - The County of San Diego's Department of Social Services and the Veterans Administration offer assistance to disabled individuals to make their homes handicapped accessible. The County's program provides funding if the disabled person is a client of the Department of Social Services with a programmed vocational objective. The VA program offers assistance to veterans with specific service connected disabilities to modify their homes. Assistance under these programs has averaged approximately eight modifications annually during the previous five-year period. Therefore, a seven year objective of 56 home modifications is proposed.

IMPLEMENTATION CHARTS: Housing Rehabilitation

Program	Policy	7- Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Homeowners Rehabilitation	Provide funding support to assist in the rehabilitation of owner occupied housing.	Units: 700	Housing Commission	100/year	CHRP-O HOME CDBG Hsg Trust Fd	Low and Moderate Income Homeowners
Rental Housing Rehabilitation	Provide funding support to assist in the rehabilitation of renter occupied housing. To the maximum extent feasible rehab programs should be coordinated with Code Enforcement efforts & combine both a targeted & citywide effort in providing for neighborhood participation.	Units: 2,100	Housing Commission	300/year	HOME	Very Low and Low-income Renters
Enterprise Community Program		90	Housing Commission	30/year beginning FY96	HUD Enterprise Communities Private	Very low and Low Income Renters
Physical Modifications	All housing units rehabilitated with the assistance of City funds shall be rehabilitated to the standard, with the exception of programs which provide for cosmetic repairs. To the extent practical, Housing Commission and Redevelopment Agency Set-Aside funds for rehabilitation shall be used in a coordinated manner to maximize impact. To the extent legally and practically possible, public sector rehabilitation funds shall generally be utilized first to correct health and safety code violations with non-code related improvements given lower priority.	Units: 56	SD County Veterans Admin.	8/year	State	Disabled

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Total: 2,946 Units

GOAL 3: MINIMIZE GOVERNMENTAL CONSTRAINTS IN THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WITHOUT COMPROMISING THE QUALITY OF GOVERNMENTAL REVIEW OR THE ADEQUACY OF CONSUMER PROTECTION

QUANTIFIED OBJECTIVE: Governmental Constraints

Complete and adopt an update and simplification of the Zoning Code by the end of FY 96. Such update will result in a simplified review process for discretionary development permits.

To take no more than eight working days to process 90 percent of ministerial permit applications for single-family units and to take no more than 26 working days to process 90 percent of ministerial permit applications for multiple-family units. Such processing shall include the time from initial application to issuance of a correction notice.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

The previous Housing Element included an objective to reduce by at least five percent the average time for processing development permits. It has proven difficult to quantify the average processing time for development permits. However, it is likely that processing times for development plans and building permits generally have lengthened due to new development review regulations and permit requirements which have been added during the last Housing Element cycle. New regulations added during the last cycle include the city-wide Landscaping Regulations, city-wide Parking Standards, the city-wide Multi-Family Design Standards, the Planned Infill Residential Development Ordinance, numerous Planned Districts and rezonings, and various new overlay zones.

The cumulative effect of these additional regulations and requirements has likely been to lengthen review times for discretionary permit applications. Even though the City consolidates discretionary permit applications affecting a single piece of property, the review time may still be lengthened due to the complexity of issues and the need for multiple hearings before different review bodies.

Because of the difficulty in establishing a reliable indicator of average processing times for various discretionary permits, a quantified objective for reducing average times for permit processing has not been defined for this Housing Element. Instead, an objective has been defined for completing an update and simplification of the Zoning Ordinance. This update will result in a simplified review process for most discretionary development permits, thereby contributing to a significant reduction in processing times.

Additionally, a second objective has been defined for processing ministerial permits.

POLICIES:

1. The City shall consider appropriate organizational changes to enable development permits to be processed more expeditiously in a coordinated manner.
2. The Development Services Department shall annually monitor average processing times for discretionary development permits.
3. The Development Services Department shall design its discretionary permit processing system to promote coordinated review among affected city departments, substantially reduce permit processing times, and create more certainty for permit applicants.
4. The Development Services Department and Housing Commission shall accelerate the processing of housing development projects where at least 20 percent of the units are affordable or potentially affordable to lower income households.
5. The Development Services Department shall stress the importance of flexibility in the application and interpretation of regulations for building and housing permits to determine the best and most economical approaches to providing affordable housing, while not compromising life safety and the purpose and intent of the City's design regulations.
6. The City shall streamline and simplify its development regulations and permit approval process in order to reduce its processing time for residential developments in general.
7. The City shall re-examine its public facility standards to determine how they can be modified to facilitate more affordable housing.
8. The City shall consider ways of reducing the burden of impact fees on the development of affordable housing and mixed land use projects.
9. The City shall permit projects which conform to adopted community plans and zoning regulations and are located in community planning areas with adopted Environmental Impact Reports (EIRs) to utilize those EIRs as a master environmental assessment. Subsequent environmental reviews shall be focused on environmental issues which were not addressed in the prior EIR.

10. The City shall educate participants in the community planning process on affordable housing objectives, policies and programs.

PROGRAMS:

1. Zoning Code Update - The Planning Department shall update the City's Zoning Code in order to improve the effectiveness of regulations in city-wide zones, simplify its provisions, eliminate confusing language and conflicting requirements. Revisions to San Diego's Planned District Ordinances would occur as a subsequent phase after the update to the base zones and regulations is adopted. Conceptual approval of the Zoning Code Update is anticipated by the end of calendar year 1995. Formal adoption is anticipated by July 1996.

Proposed major provisions which affect residential development are summarized below:

- a. Increase the unit thresholds for discretionary reviews in the multiple unit residential zones, thus enabling more ministerial reviews and fewer discretionary reviews. Therefore, multiple unit projects below the thresholds could be processed without discretionary review. The proposed thresholds changes would not affect the allowable densities, as specified in the applicable community plan.
- b. Strengthen base zone design regulations in order to assure a high quality of development through ministerial review, thus enabling the number of discretionary permits to be reduced. Strengthening the base zones will involve transferring some regulations now applied through the discretionary review process to the ministerial level. As an example, allowable height limits will be reduced in relation to Floor Area Ratio.
- c. Consolidate San Diego's approximately 45 discretionary permits into seven development permits. These would be: Neighborhood Use Permit, Neighborhood Development Permit, Conditional Use Permit, Site Development Permit, Planned Development Permit, Coastal Development Permit and Variance.
- d. Discretionary development permits would be split into two distinct types, depending on purpose. The Site Development Permit would be utilized whenever a discretionary review is required by the City due to threshold levels in the base zones being reached. This permit would require conformance with the underlying

base zone and discretion in the project review process would be limited to non-design issues.

The Planned Development Permit would be used solely at the option of the applicant when the proposed project needs flexibility in the applicable regulations. Unlike the Site Development Permit, a Planned Development Permit would involve full discretionary review and may include deviations from the base zone development regulations.

- e. Environmental resource regulations will be simplified and consolidated. Resources would be regulated consistently citywide, regardless of where the project is located. (Currently, projects in the Coastal Zone are subject to different requirements than projects outside the Coastal Zone). Projects which are smaller in scale and have minimum potential for significant impacts to resources would be reviewed at a lower decision process. A major change involves simplifying the method of calculating how much of an environmentally sensitive project site can be developed. The current method is complex and confusing.
 - f. New base zones for single units would be created. The Residential Small Lot (RX) Zone is proposed to allow single unit projects on smaller lots without a discretionary permit. The Residential Townhouse (RT) Zone would provide for attached single dwelling units on very narrow, separate lots. The Residential Estate (RE) Zone would accommodate large lot development with a rural character. (The RE Zone would incorporate the provisions of AB 3526, the Farmworker Housing Protection Act of 1992 to facilitate housing for 6 farmworkers or less).
 - g. Numerous overlay zones and special permits will be eliminated. Among those proposed for elimination which impact residential development are the Hillside Review Overlay Zone, Resource Protection Ordinance, Sensitive Coastal Resource Overlay Zone, Small Lot Overlay Zone, Single-family Rental Overlay Zone, and One-family Dwelling Rental Regulations. (The latter two regulations governed mini-dorm and other high density development near college campuses and beaches.) They would be replaced simply by more stringent parking regulations in single-dwelling zones near campuses and beaches.
2. Process 2000 - The City is in the process of redesigning its permit processing system to achieve several objectives:

proper coordination among various city departments who have different roles in processing permits; reducing processing time and costs for applicants; and creating more predictability of outcomes for applicants. The system will utilize a variety of technologies to link automated mapping, project tracking and informational resources with improved project accountability and plan check coordination.

As of February, 1995, the City's Development Services Department was in the final stage of testing the process in one community and anticipates expanding it to other geographic areas by Spring, 1995. The new system will be faded in by gradually shifting City staff from the old system to the new. The Department of Development Services anticipates that by January 1997, the system will be operational in 90 percent of the City.

The system would have several key features, including:

- a. Orientation toward total project rather than individual permits - Emphasis will be placed on processing the entire project as a whole rather than multiple individual permits associated with a single project.
- b. Coordinated preliminary reviews - All projects will be able to obtain an early determination of all permit approvals required and requirements in order to obtain the necessary approvals. Confirmation of requirements and approvals will be available at key points throughout the process to provide predictability for the applicant.
- c. Project Manager - A single project manager will be designated within City staff who will have lead responsibility for processing a project through from initial application to approval of all permits associated with the project.
- d. Systematic approach to processing - There will be a consolidated approach at key processing points for projects, including single points of entry, coordinated preliminary review, and uniform project intake procedures and project management procedures.
- e. Reliability - The City will be able to provide documentation of discussions and commitments throughout the system at the applicant's request.
- f. Team rather than isolated reviewers - Project review will occur through an integrated, multi-disciplinary team to provide a comprehensive and consolidated review process under one project manager.
- g. Performance standards and service levels - A common project tracking system will be designed for all departments with

management reports and performance standards to assure consistent performance.

As of July, 1994, the new system was being tested through a pilot program labeled Process 2000. A variety of project types are being included in the pilot program in order to test as wide a range of project types as possible. It is anticipated that implementation of Process 2000 on a citywide basis will begin in Fall, 1994. The system will gradually be phased in on a community by community basis and should be implemented throughout the City by FY 98.

Additionally, as described in Chapter IV of the Background and Appendices Volume, in January, 1993, a new five track system of development permit approvals became effective. This system consolidated 23 previous tracks into five. All land use permits are classified into one of the tracks which range from ministerial staff reviews to discretionary reviews which require City Council approval.

3. Accelerated Processing of Affordable Housing Projects - The Housing Commission shall assign a staff person to work with the Development Services Department and other city offices to facilitate processing of affordable housing projects. Such staff person shall be physically located, at least part-time in the Development Services Department.
4. Regulations Which Impede Production of Affordable Housing - As part of the Zoning Code Update, the Planning Department shall simplify its development and design regulations. It is anticipated that such simplification will result in the removal of regulations which currently tend to impede the production of affordable housing, without sacrificing design quality.
5. Companion Unit Ordinance - In accordance with State law, the City has adopted an ordinance to authorize companion units under certain conditions. To date, only a handful of companion units have actually been authorized. As part of the Zoning Code Update, the Development Services Department shall propose amendments to the companion unit ordinance to enable their more widespread use as an affordable housing resource.

The current regulation requires a Process 3 Conditional Use Permit and prohibits the issuance of permits for companion units whenever the citywide average rental vacancy rate exceeds 5 percent and completely prohibits them in the Coastal Zone.

The proposed change would retain the Process 3 Conditional Use Permit but the linkage to the citywide average rental vacancy rate would be eliminated and the prohibition in the Coastal Zone would be eliminated.

6. Development Permit Tracking System - As a byproduct of the Process 2000 Program described in Program #2, the Development Services Department shall develop and implement a development permit tracking system to monitor permit processing from initial application until permit issuance. The tracking system will determine processing time for the various types of permits which the Development Services Department administers and will also assist in identifying ways of accelerating processing time.
7. Re-examination of Public Facility Standards - The Engineering and Development Department shall update its standards for streets and sidewalks to incorporate transit oriented development principles and other measures to facilitate more affordable housing.
8. Impact Fees - Consider modification of the City's Impact Fee Program to give credit to mixed land use projects with respect to reducing the incremental need for additional roadway capacity and consider utilizing public dollars to pay all or a portion of impact fees associated with the development of affordable housing.
9. Master Environmental Assessments - As community plans are updated, they shall be subject to environmental review. If the environmental review is of sufficient detail, it can serve as a master environmental assessment for potential specific development projects. Environmental review of specific development projects would still need to occur, and would focus on impacts which were not addressed in the master environmental assessment.

Additionally, the Development Services Department will implement the provisions of SB 749, which became effective in September, 1994. This legislation amended the California Environmental Quality Act to exempt affordable housing projects of at least 45 units in size from environmental review, if they meet certain specified criteria.

10. Community Planning Group Training Program - The Planning Department shall modify its annual training program for members of community planning groups to give more emphasis to affordable housing objectives, policies and programs as an integral part of the community planning process.

IMPLEMENTATION CHARTS: Reduction of Government Constraints

Program	Policy	7 – Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Zoning Code Update	The City shall streamline and simplify its development regulations and permit approval process in order to reduce its processing time for residential developments in general.	Proposed revised Zoning Code	Planning Dept.	FY 96	General Fund	Permit applicants including developers of Affordable Housing
Process 2000	Redesign the discretionary permit processing system to promote coordinated review among affected City departments, substantially reduce permit processing times, and create more certainty for permit applicants.	90% Citywide implementation by FY Jan 97	Development Services Department	FY 95 – FY 97	General Fund	
Accelerated Processing	Accelerate processing of residential development projects where at least 20% of the units are affordable or potentially affordable to lower income households.	Provide staff expediter in Development Services Department	Hsg Commission/ Development Services Department	FY 94	Hsg Commission	Permit applicants including developers of affordable housing
Regulations Which impede Affordable Housing	Stress flexibility in the review of regulations for building and housing permits to determine the best and most economical approaches to providing affordable housing, while not compromising the purpose and intent of building and design regulations.	Part of Zoning Code Update	Planning Dept.	FY 96	General Fund	Developers of Affordable Housing
Companion Unit Ordinance	Identify and attempt to ameliorate any building code, zoning or planning regulations which have the effect of impeding affordable housing. Such amelioration shall not compromise the purpose and intent of building and design regulations.	Part of Zoning Code Update	Planning Dept.	FY 96	General Fund	Elderly, Primarily
Development Permit Tracking System	The Development Services Department shall annually monitor average processing times for discretionary development permits.	By FY 97	Development Services Department	By FY 97	Permit Fees	Permit Applicants

IMPLEMENTATION CHARTS: Reduction of Government Constraints

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Public Facilities Standards	Update the City's public facility standards to incorporate TOD principles and other measures to facilitate more affordable housing.	Updated Street Design Standards Manual	Engineering & Development Park & Recreation	FY 95	General Fund	
Impact Fees	The City shall consider ways of reducing the burden of impact fees on the development of affordable housing and mixed land use projects.	Complete Study FY 95 Amend Ordinances FY 96	Planning Dept.	FY 95-96	General Fund	Developers of Affordable Housing
Master Environmental Assessment	The City shall permit projects which conform to adopted community plans and zoning and are located in community plan areas with with adopted Environmental Impact Reports to utilize those EIR's as a master environmental assessment.	2-3 Master EIR's/year	Development Services Department	2-3 per year	General Fund	Developers of Affordable Housing
Community Planning Group Training Program	The City shall educate participants in the community planning process on affordable housing objectives, policies and programs.	7 training programs	Planning Dept.	1 training program annually	General Fund	Members of Community Planning Groups

GOAL 4: SIGNIFICANTLY INCREASE THE NUMBER OF AFFORDABLE HOUSING OPPORTUNITIES, BOTH FOR LOWER INCOME RENTERS AND FIRST-TIME HOMEBUYERS

QUANTIFIED OBJECTIVE: Affordability for Lower Income Renters

Provide assistance in the form of rental subsidies to at least 1,900 additional lower income households, of whom at least 90 percent should be very low-income. Achievement of this goal would thus result in a total of approximately 10,300 households receiving rental assistance.

QUANTIFIED OBJECTIVE: Affordability for First-Time Home-buyers

Provide assistance in the form of counseling, training, and seminars to at least 5,000 low or moderate income first-time home buyer households with the purchase of an owner-occupied unit. To provide financial assistance to a minimum of 2,800 low or moderate income first-time home buyers.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

In the previous Housing Element, this objective was stated in terms of provision of rental subsidies for not less than 5,000 households and in the form of homeownership opportunities for not less than 2,500 households during the seven-year Housing Element cycle. (Homeownership opportunities referred to counseling, training, and seminars for first-time homebuyers.)

For this Housing Element, two objectives have been established: one focusing on rental subsidies and one focusing on housing opportunities for first-time homebuyers. Furthermore, assistance to first-time homebuyers has been subcategorized to include sub-objectives for financial assistance and counseling, training and seminars.

POLICIES:

1. The City shall aggressively pursue all federal, state, and local resources available to provide financial assistance, counseling, and related services to lower income renters and first-time home buyers.
2. The Planning Department shall propose a new townhouse zone and a new small lot zone as part of the Zoning Code Update as a means of reducing per unit land costs in order to promote homeownership among moderate income households.
3. The City shall promote alternative forms of housing which offer opportunities for economies of scale and shared

facilities and services. Such housing can be particularly appealing to single parents and families where both parents have full-time jobs. Both single parents and two-income parents are becoming increasingly dominant household types.

4. The City shall recognize the benefits of encouraging physically and financially able elderly persons to "age in place".
5. The City shall consider the impact on housing affordability of all proposed regulatory changes, fee changes, and policy changes, and shall consider means of mitigating adverse impacts which are identified.
6. To the extent feasible, the City shall preserve the affordability of existing mobile home parks for lower income owners of mobile homes.
7. The City shall provide support to not-for-profit development corporations for development of affordable housing. Such support shall include technical training and assistance to develop capacity for housing development and financial assistance for housing development directly.
8. The City shall support not-for-profit mechanisms in providing both homeownership and rental housing opportunities for low income households.
9. The City shall encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage home ownership opportunities for low and moderate income families.
10. To the extent consistent with yield and security considerations, the City shall encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.
11. The City shall promote non-traditional development projects to the lending community. Examples of such projects may include mixed use or mixed income developments, housing with reduced parking requirements, higher density developments, live-work housing, and transit oriented developments.

PROGRAMS:

1. Section 8 Rent Certificates and Vouchers - Based on trends over the previous five years and assuming similar funding levels, the Housing Commission anticipates adding approximately 1,400 very low-income households to the total number of households receiving existing Section 8 rental assistance. As of December 1994, 8,231 households were receiving Section 8 rental assistance.
2. HOME Tenant Based Rental Assistance (HOME TBRA) - This program is funded through HOME and is administered by the Housing Commission's Rental Assistance Unit. The program provides rental assistance to persons with AIDS and other terminal illnesses and the frail elderly for a two-year period. The assistance can be extended beyond the two year period depending on need and funding availability.
3. Housing Opportunities for People with AIDS (HOPWA) - This program is funded by the federal government and it provides homeless and non-homeless households with rental assistance. These households contain persons with alcohol, tuberculosis or drug abuse symptoms. Case management is provided through a social service agency.
4. Shelter Plus Care (SPC) - This program is funded by the federal government and it provides homeless persons with substance abuse or AIDS symptoms with rental assistance. A social service agency provides case management assistance to the household.
5. Existing Public Housing - The Housing Commission will maintain occupancy of 1,605 public housing and other units which the Housing Commission owns and manages. These units are guaranteed affordable since no more than 30 percent of household income can be spent for rent plus utilities. These units will be occupied primarily by very low-income households.
6. First-Time Home Buyers Counseling, Training, and Seminars - These services will continue to be offered by the San Diego Home Loan Counseling Service, local nonprofits, and Consumer Credit Counselors. At least 5,000 households will be assisted.
7. Financial Assistance to First-Time Home Buyers - Assistance to first-time home buyers will be provided through a variety of local, state and federal resources including the Housing Trust Fund, local Housing Commission funds, Mortgage Credit Certificates, HOME and conventional loans. Some or all of these resources will be utilized to assist at least 2,800 low and moderate income first-time home buyers in purchasing

homes, some of which may be in need of rehabilitation or modernization. The assistance comes in tax credits, downpayment assistance, silent second and conventional loans.

8. Relocation/Eviction Assistance - A program is offered by the County of San Diego Department of Social Services which provides financial assistance to welfare recipients when eviction from rental housing for nonpayment of rent is imminent. The program provides coverage for moving expenses up to a maximum of \$300. The program is available only to SSI/SSP recipients whose available liquid assets do not exceed \$300.
9. Small Lot Overlay Zone - As part of the Zoning Code Update, the Planning Department shall propose replacing the existing Small Lot Overlay Zone with a new townhouse zone and a new small lot zone. These new zones are intended to provide for single-family residential development on smaller lots than required for the standard single-family zones. They would provide for more urbanized single-family units at higher densities that are typically found in multiple-family zones. It is envisioned that both of these zones would be transitional from traditional single-family neighborhoods to multi-family neighborhoods. It is anticipated that at least three housing developments can be approved by FY 98 utilizing these new zones, if approved by the City Council.
10. Cohousing - Cohousing is an alternative form of housing which combines individual housing units with facilities for shared meals, child care, and other support services. It is an ideal solution for single-parent households or households in which both parents work (both of which are increasingly significant demographic groups), elderly and handicapped persons. In San Diego, cohousing developments can be processed under current regulatory provisions.
11. Shared Housing for the Elderly - The City will continue to provide financial support to services which match up elderly and handicapped residents with either non-elderly or other elderly residents to share a housing unit in order to reduce living expenses and to facilitate assistance to the elderly for basic everyday living activities. Shared housing matches for the elderly and handicapped have been made at the rate of approximately 125 annually. It is anticipated that this program will continue to yield similar totals over the seven year plan period.
12. Housing for Single Parents - The City will support the development of housing which is responsive to the needs of single parents. Such housing could include two master bedroom suites so that two unrelated single parents can share a house with two or more additional bedrooms for children and child

care facilities on site. In 1991, the City amended its child care facilities ordinance to make child care facilities a use by right in Planned Residential Developments.

13. Community Land Trust - The City will provide support to the not-for-profit sector in creating a community land trust as a means of providing homeownership opportunities for households at or near the top of the low income scale (80 percent of median income). A community land trust is a private non-profit corporation created to acquire and hold land and make it available for affordable housing. A community land trust removes speculation by owning the land and leasing it to a low income household who may own the housing unit. When the occupant wishes to sell his unit, the community land trust would have the first option to repurchase the unit at a "limited appreciation" price. City support for a community land trust could potentially include public funds for start-up costs or partial financing of land acquisition and/or provision of City-owned land.
14. Limited Equity Housing Cooperative - As an alternative to or in addition to the community land trust model, the City will provide support to the creation of a limited equity housing cooperative. This is also a non-profit mechanism intended to provide affordable owner-occupied housing. Jointly, the residents of a housing complex own and control their housing units and the land on which it is built. When the occupant of a unit wishes to sell, the equity appreciation is typically shared with the Cooperative in order to maintain affordability indefinitely. The City's first co-op opened in November 1994. It contains 14 units.
15. Housing Affordability Impact Statements - Currently, the Planning Department and Housing Commission provide a "Housing Affordability Impact Statement" in planning reports which address policies, regulations, fees, or development projects which involve a plan amendment or rezoning. The Statement is intended to convey to decision makers the effect of a proposal on achieving or maintaining affordable housing. The Department and Housing Commission will continue to provide this Statement in planning reports as a means of promoting awareness of impacts of public actions on affordable housing objectives.
16. Amendment of Mobile Home Overlay Zone - This existing overlay zone has been amended to offer additional safeguards to preserve the supply of mobile home spaces and to provide for the development of minimum relocation requirements. The amendment restricts the extent to which mobile home park owners can change land use through attrition and offers further protection to mobile home owners from economic displacement. The amendment sets forth a formal hearing

procedure and also requires that minimum relocation benefits be identified.

17. Mobile Home Relocation Policy - The Housing Commission has adopted a policy specifying minimum relocation benefits to be paid to mobile home park residents displaced due to discontinuance of a mobile home park or mobile home park spaces.
18. Mobile Home Mediation/Communication Program - The Housing Commission has created a program to establish a mediation process to resolve disputes between mobile home owners and mobile home park owners. Mediation is available through the Environmental Mediation Program in the City Attorney's Office. The program also includes a Mobile Home Community Issues Committee which can hold hearings on issues of interest and on issues which cannot be resolved through mediation or where one or both parties chooses not to use mediation.
19. Assistance to Not-For-Profit Development Corporations - The Housing Commission, will continue to provide technical and financial assistance to enable not-for-profit corporations to develop affordable housing, either by themselves or in partnership with for-profit developers. This assistance will complement related capacity building assistance being provided by the Local Initiatives Support Corporation, California Housing Partnership, San Diego Community Foundation, and the Housing Trust Fund, whose support will hopefully continue over the full seven-year period of this Housing Element. For many not-for-profit corporations, such capacity building support is an essential prerequisite to the actual development of housing.

City assistance may also include the pooling of public funds with private lending capital to enable not-for-profit corporations to acquire properties owned by the Resolution Trust Corporation, foreclosed properties, and existing low income units whose rent subsidies or mortgage guarantees are due to expire soon.

As a result of these efforts, a reasonable goal for the not-for-profit sector would be to complete at least 400-600 new or rehabilitated affordable units for lower income occupancy during the period FY 1991 - FY 1996.

20. Community Reinvestment Act - The Housing Commission, Office of Economic Development Services, SEDC, and CCDC jointly financed an analysis of community credit needs in 1992 for those areas of the City which have concentrations of lower income households and/or older housing stock in need of rehabilitation. Additionally, the Housing Commission shall establish a dialogue with federal regulators and lenders to

identify innovative means of utilizing CRA funds to create affordable housing. Further, the City shall work in concert with the County of San Diego in supporting the City - County Reinvestment Task Force and annually review lender performance in lower income areas as a basis for deposit of City revenue.

21. High Risk Loan Program - The City shall encourage banks and Savings and Loan institutions to utilize existing loan pools operated through the California Community Reinvestment Corporation (CCRC) and the Savings Association Mortgage Company (SAMCO) to provide loans for affordable housing and nontraditional development projects. Possible examples of such projects could include mixed use or mixed income developments, projects with reduced parking requirements, higher density developments, etc. which lenders may perceive as having a higher risk than more traditional types of developments.

IMPLEMENTATION CHARTS: Housing Affordability

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Rental Assistance	Take maximum advantage of all federal, state, and local resources available to provide financial assistance to lower-income renters and first-time homebuyers. Section 8 Certificates/Vouchers HOME TBRA HOPWA, Shelter + Care,	Households				Household Income:
		1,400	Housing Comm	200/yr	HUD	Very Low-
		220	Housing Comm	220 FY 97	HUD	Very Low-
		317	Housing Comm	317 FY 98	HUD	Very Low-
		114	Housing Comm	114 FY 98	HUD	
Existing Public Housing	Same As Above Policy	Maintain occupancy of 1,587 units	Housing Commission	On Going	HUD	Very Low-Income Households
Financial and Counseling Assistance to First-time Home Buyers	Same As Above Policy	Counseling Seminars, & training to at least 5,000 households	San Diego Home Loan Counseling, Neighborhood House, Consumer Credit Counselors	720/yr	Private	Low and Moderate Income Households
		Financial assistance to at least 2,800 households	Housing Commission	400/yr	HOME Hsg Trust Fd HUD Mortgage Credit Certificates Conventional Loans	Low and Moderate Income Households
Relocation/ Eviction Assistance	Same As Above Policy	Assistance to at least 1,000 rental households	SD County	200/yr	State HUD	Low & Very Low-Income Rental Households
Small Lot Overlay Zone	Promote alternative forms of housing which offer economics of scale and shared facilities and services by residents and respond to the needs of two-income working parents and single parents.	3 housing dev's using proposed new Small Lot Zone Townhouse Zone	Planning Dept. Developers	1 per yr beginning FY 96	Conventional	Moderate Income and First-Time Home Buyers
Cohousing	Same As Above Policy	Co-housing: 1	SD Co-housing Council Developers	FY 97	Conventional SAMCO CCRC	Moderate Income Households

IMPLEMENTATION CHARTS: Housing Affordability

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Shared Housing for the Elderly	Recognize the benefits of encouraging physically and financially able elderly persons to "age in place".	Matches: 875	ElderHelp	125/year	Housing Commission	Low & Very Low-Income Elderly
Housing for Single Parents	Same As Above Policy	Units: 200	Planning Dept. Developers	40/year	Conventional	Single Parents
Community Land Trust	The City shall promote not-for-profit mechanisms intended to provide opportunities for lower income households.	1 additional community land trust	Hsg Commission Not-for-Profit Hsg Federation COACH Hsg Trust Fund	FY 96	Housing Trust Fund LISC Tax-exempt bonds Foundations	Lower Income Homeowners
Limited Equity Housing Cooperative	Same As Above Policy	New coops: 1	Hsg Commission Not-for-Profit Federation HOPE Hsg Trust Fund	FY 96	Same as Above	Lower Income Homeowners
Amendment of Mobile Home Overlay Zone	The City shall adopt measures to preserve the affordability of mobile home parks for owners of mobile homes.	Adoption of Ordinance Amendment	Hsg Commission Planning Dept.	FY 93	General Fund	Mobile Home Owners
Mobile Home Relocation Policy	Same As Above Policy	Amendment of Policy	Housing Commission	FY 93	Housing Commission	Mobile Home Owners Mobile Home Park Owners
Mobile Home Mediation/Communication Ordinance	Same As Above Policy	Amendment of Policy	Housing Commission	FY 93	Housing Commission	Mobile Home Owners Mobile Home Park Owners

IMPLEMENTATION CHARTS: Housing Affordability

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Housing Affordability Impact Statement	Consider the impact on housing affordability of all regulatory and fee changes, policies and development projects, and ways of mitigating adverse impact.	Impact Statement in City Staff Reports when required.	Planning Dept. Hsg Commission City Manager	100 staff reports per year	General Fund	Low and Moderate Income Households
Assistance to Not-for-Profit Development Corporations	Support not-for-profit cooperations in development of affordable housing. The City shall support Not-for-Profit mechanisms in providing both homeownership and rental housing opportunities for Low-income households.	New or Rehab Units: 500	Hsg Comm. LISC Calif Hsg Partnership SD Comm Foundation Hsg Trust Fund	Up to 95/year	Hsg Trust Fd CDBG State Funds Charitable Contributions	Low & Very Low income Households
Community Reinvestment Act	The City shall encourage lenders to meet their Community Reinvestment Act obligations through affordable housing projects, and homeownership assistance. To the extent consistent with yield and security considerations, the City shall encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.	Annual monitoring of lending institutions in CRA obligations.	City-County Reinvestment Task Force Hsg. Comm.	Annual Report	Hsg. Comm. General Fund	Low & Very Low income Households
High Risk Loan Program	Promote nontraditional development projects to the lending community.	Units: 250	Lending Institutions SAMCO CCRC	35/yr	Conventional Pooled Funds	Low & Very Low income Households
	Total	6,678 Units				

GOAL 5: FACILITATE COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS; PROMOTE ACHIEVEMENT OF FAIR SHARE HOUSING GOALS; PROMOTE CONSERVATION OF NONRENEWABLE ENERGY RESOURCES; AND PROMOTE CONSISTENCY WITH THE REMAINDER OF THE GENERAL PLAN AND OTHER MAJOR CITYWIDE PLANNING EFFORTS

QUANTIFIED OBJECTIVE: Fair Share and Community Balance

Provide assistance to very low- and low-income households at a rate of not less than 2.5 percent per year of the City's total need, as determined by SANDAG for the period FY 1991 - FY 1998. This equates to a total seven-year goal of assistance to 9,316 households to create affordable or potentially affordable housing opportunities. This assistance may include, but not be limited to, new construction, acquisition of existing housing for conversion to low income occupancy, and rental assistance.

Further, the City's fair share goal of 9,316 shall be distributed among the various community plan areas such that all communities meet their "fair share" goals as described in Table 38. The City shall recognize these community-based fair share goals as guidelines which it shall strive to attain through good faith efforts.

Table 38
Seven-Year Fair Share Goals by Community Plan Area²⁹

<u>COMMUNITY PLANNING AREA</u>	<u>FAIR SHARE NEED</u>	<u>7-YEAR GOAL</u>
<u>Citywide</u>	74,522	9,300
Urbanized	40,276	5,000
Barrio Logan	445	50
Centre City	900	100
Clairemont Mesa	6,552	800
Golden Hill	0	0
La Jolla	3,562	450
Linda Vista	1,419	200
Mid-City	885	100
Midway	300	50
Mission Beach	0	0
Mission Valley	3,412	450
Navajo 5,909	750	
North Park	420	50
Ocean Beach	0	0
Old San Diego	86	0
Otay Mesa-Nestor	2,437	300
Pacific Beach	1,655	200
Peninsula	2,654	350
San Ysidro	155	0
Serra Mesa	3,767	470
Skyline Paradise Hills	3,149	400
Southeast	589	50
State University	657	100
Tia Juana R. Valley E.	0	0
Torrey Pines	1,178	150
Uptown	747	100
<u>Planned Urbanizing</u>	33,152	4,150
Carmel Mountain Ranch	1,030	100
East Elliot	78	0
Fairbanks Country Club	121	0
Miramar Ranch North	852	100
Mira Mesa	6,632	850
North City West	2,812	350
Otay Mesa	708	100
Peñasquitos East	4,064	500
Rancho Bernardo	5,097	650
Sabre Springs	1,154	150
Scripps Miramar Ranch	1,197	250
Sorrento Hills	27	0
Tierrasanta	3,287	400
Via de la Valle	108	0
University	5,188	650

²⁹The seven-year goals in this table have been rounded off to the nearest fiftieth and negative numbers have been converted to zero in order to emphasize their goal oriented nature and to simplify their interpretation.

NOTE: There is considerable flexibility with respect to how fair share goals may be achieved in individual communities. In general, communities having relatively high fair share goals will likely emphasize new construction. New construction can include housing for lower-income households as part of primarily market-rate developments; public housing, or housing produced by not-for-profit corporations. In communities having relatively little vacant land, rental subsidies should be emphasized to achieve fair share goals.

In communities having relatively low fair share goals, the emphasis will likely be on preservation of existing affordable housing, rehabilitation, maintenance assistance, and provision of homeownership opportunities.

Assignment of the Fair Share goals to each community is intended to encourage all communities to do "their fair share" to meet the housing needs of San Diego's lower-income households and to give lower income households a reasonable opportunity to live in the community of their choice. The Fair Share goals represent a commitment by individual communities to strive toward the attainment of these goals and by the City to adopt appropriate policies and programs to promote their implementation.

These goals are based on meeting 2.5 percent annually of the need for assistance to lower-income households or 12.5 percent over the entire seven-year period of the Housing Element. Therefore, these are minimum goals and should not be interpreted as maximums or ceilings. The goals were calculated based on the same methodology which SANDAG utilized to allocate fair share goals to the various local jurisdictions in the San Diego region.

CHANGES TO QUANTIFIED OBJECTIVE SINCE PREVIOUS HOUSING ELEMENT

In the previous Housing Element, the Fair Share goal referred to housing units for nonspecified low- and moderate-income households. In the new Housing Element, this objective has been changed to remove the reference to moderate income households entirely and to add very low-income households. These changes were made to place total emphasis on lower-income households.

Additionally, the objective is now stated as meeting 2.5 percent of total housing need rather than 2.5 percent of growth fair share as in the previous Housing Element, and the reference to nonspecified households has been removed. These changes were made to clarify the objective and to remove ambiguous language.

Further, the objective is now stated in terms of providing a variety of assistance rather than to production of units. This change was made to correspond more precisely with the definition of "fair share".

Also, the objective has been broadened to encompass the concept of community balance. The term "community balance" refers to the distribution of housing for lower-income households in communities throughout the City and the avoidance of concentrating such housing in any particular community. It also encompasses the term "jobs/housing balance". The previous Housing Element included a Community Balance matrix which provided generalized locational criteria for the application of a variety of different actions intended to promote community balance.

Jobs/housing balance has recently become an increasingly important concept since it appears to address several important public policy objectives simultaneously. These include the reduction of traffic congestion, the improvement of air quality, and the provision of affordable housing to match the income levels of job opportunities. In San Diego, the Housing Commission, through its consultant, conducted a study which projects employment growth by income category for each of four geographic sectors in the City for the ten-year period 1986 to 1995. Tables 6 and 7 summarize the key findings.

Table 39
Percent Employment Growth by Geographic Sector by Income Group
1986 - 1995

<u>Subarea</u>	<u>Very Low- Income</u>	<u>Low- Income</u>	<u>Mod- Income</u>	<u>Above Mod- Income</u>
North Coastal	11.8	20.9	23.4	43.9
North Inland	12.2	21.4	23.8	42.6
Central	12.1	21.7	24.1	42.8
Southern	13.8	24.8	26.0	35.4
Citywide Avg.	12.5	22.2	24.3	40.1

Source: An Examination of Jobs Housing Balance by Income Level, City of San Diego, by Keyser-Marston Associates for San Diego Housing Commission, March, 1991.

Table 39 indicates that overall in the City, almost 35 percent of all jobs expected to be created in San Diego through 1995 will pay in the very low-income or low-income range.

Table 40 identifies employment growth by category for the very low-income and low-income groups.

Table 40
Percent Employment Growth for Very Low-Income
and Low-Income Households
1986 -1995

<u>Subarea</u>	<u>Office</u>	<u>Mfg</u>	<u>Ware-</u> <u>housing</u>	<u>Retail</u>	<u>Hotel</u>	<u>Other</u>
North Coastal	24.5	24.6	49.2	48.0	48.6	34.5
North Inland	24.5	24.6	49.2	48.0	48.6	34.5
Central	24.5	33.9	49.2	48.0	48.6	34.5
Southern	31.4	43.1	49.2	48.0	48.6	34.5
Citywide Avg.	26.2	31.6	49.2	48.0	48.6	34.5

Source: An Examination of Jobs Housing Balance by Income Level

As Table 40 indicates, almost half of all new jobs in the warehousing, retail, and hotel sectors are expected to go to very low-income or low-income persons.

POLICIES:

1. The City shall seek attainment of fair share goals in each community so that each community meets its lower income housing responsibilities yet does not absorb an excessive concentration of such units. Each community could meet its fair share goal utilizing a combination of new construction, acquisition, rehabilitation, maintenance, and rental subsidies. Different tools will be emphasized in different communities, depending on their needs and the objectives and policies specified in the applicable community plan.
2. Each community plan, revitalization action plan, or other similar community oriented planning document shall include a section addressing affordable housing which references the community's fair share goal and identifies appropriate policies and programs to achieve the fair share goal. It shall also include a projection of employment opportunities anticipated for lower income persons and its relationship to the fair share goal.
3. In order to achieve community balance objectives, the City shall apply the following criteria as guidelines in evaluating housing development proposals which include lower income housing units.

- a. Public housing should not be located in pseudo-census tracts and census tracts in which the proportion of lower income households exceeds the citywide proportion as of the most recent estimate of income as prepared by SANDAG, unless there is already sufficient comparable housing outside such pseudo-census tracts or there is an overriding need that cannot be satisfied in areas without such concentration. In these instances, the City Council, acting as the Housing Authority, shall determine whether findings can be made to justify such housing. Early input of the affected community planning group should be sought prior to consideration by the Housing Authority.
- b. Public housing should not be located in pseudo-census tracts and census tracts where the proportion of housing serving very low-income households exceeds the citywide proportion of housing serving very low-income households unless there is already sufficient comparable housing outside such neighborhoods or there is an overriding need that cannot be satisfied in areas without such housing. In these instances, the City Council, acting as the Housing Authority, shall determine whether findings can be made to justify such housing. The Housing Element Annual Review will monitor the distribution of such housing by census tract and community plan area.
- c. In locating housing in which more than 50 percent of the units are proposed to be for low income households and are receiving federal, state, or local funding assistance, priority shall be given to pseudo-census tracts and census tracts where the median income level exceeds the income level defined by federal standards as low income and to communities where the adopted community plan projects significant employment opportunities for lower income persons.
- d. In pseudo-census tracts and census tracts where more than 50 percent of households have an income of 65 percent or less of area median income as of the most recent income estimate by SANDAG, the City shall discourage construction of additional new housing units for lower-income households, unless sponsored by a community based for-profit or not-for-profit corporation or partnership active in community affairs. Instead, the City shall encourage alternative affordable housing objectives such as the preservation or rehabilitation of existing housing in the community for lower-income households. Additionally, in these pseud-census tracts and census tracts, the City shall encourage homeownership opportunities for moderate and middle income households.
- e. Insofar as possible, the City shall seek to match housing prices and rent ranges with employment income profiles within individual communities. However, this policy does not relieve

communities of their responsibility to achieve their fair share housing objectives.

- f. The City shall seek to locate higher density housing principally along transit corridors and in proximity to significant concentrations of lower income employment opportunities.
5. The City, working through its lobbyists, shall request that the U.S. Department of Housing and Urban Development (HUD) allow local jurisdictions to administer HUD regulation 882.103, known as the "finders- keepers" regulation. This regulation prohibits the City taking from any action which, either directly or indirectly, limits the opportunities of any Section 8 certificate holder in choosing from available housing units in the marketplace.

However, this regulation also prevents the City from limiting the extent to which Section 8 rental certificates and vouchers can be utilized in areas where there is currently a high concentration of lower income households. Giving local jurisdictions administrative authority for this regulation would allow localities to better achieve community balance objectives and promote mixed-income communities.
6. The City shall provide incentives for mixed use development which include housing, retail, and office uses at transit nodes and other high intensity locations as appropriate.
7. The City shall update and strengthen Council Policy 600-19 (Balanced Communities) by incorporating the above referenced policies in order to move closer toward the achievement of economically and racially balanced communities throughout the City.
8. The City shall promote the dispersal of affordable housing opportunities throughout the City by encouraging mixed-income developments through a variety of programs.
9. The City shall consider amending its Transportation Demand Ordinance to give credit to employers who provide incentives for employees to live close to work.
10. To the extent feasible, the City shall offer additional incentives to participating households in its housing affordability programs to encourage them to locate in areas where such location would contribute to the achievement of community balance or jobs/housing balance objectives.

PROGRAMS:

1. Fair Share Housing Distribution - The City's Fair Share goal of assistance to 9,316 lower income households, as determined by SANDAG, shall be distributed to individual communities, based on the formula utilized by SANDAG to allocate fair share goals to each local jurisdiction.
2. Land Guidance Program - The Planning Department's Land Guidance Program is intended to devise policies and proposals to achieve an urban form which reduces dependence on the automobile and promotes a more transit and pedestrian oriented environment. It is anticipated that the Land Guidance Program will propose specific actions to promote a more efficient land use and transportation pattern.

A primary objective of the Land Guidance Program is to promote "transit-oriented developments" (TODs) with concentrations of moderate and higher density housing in conjunction with public parks and plazas, office and commercial facilities in mixed-use developments located at strategic points on the existing and planned transit system. Transit oriented developments will facilitate achievement of community fair share goals by facilitating higher density development in concert with supporting infrastructure and amenities.

Specific actions to implement fair share goals through the Land Guidance program may include:

- a. Amendment of the Companion Unit ordinance to facilitate accessory units citywide, including TOD areas, provided that the existing character of the neighborhood is not altered.
- b. Amend the City's Affordable Housing Density Bonus program to incorporate an additional 5 percent density bonus for developments located in transit corridors.
- c. Revise city-wide parking standards to be consistent with TOD design guidelines.
- d. Amend the Transportation and Urban Design elements of the General Plan to incorporate TOD guidelines.
- e. As part of the Zoning Code Update, proposal of a new set of zones called Urban Village Zones. These zones would encourage a range of housing types and land use mixes in conjunction with major transit stops on the existing and planned transit system and in areas where pedestrian activity is desired.

Three types of Urban Villages are envisioned, with varying land use intensities. Housing should be sited such that the higher density units are closer to the transit than the lower density units. Townhouses and courtyard housing should be a transition between commercial areas and lower density residential areas. The Urban Villages should have a minimum average density of 18 to 25 dwelling units/acre, depending on

the type of Urban Village. As previously stated above, parking requirements for multiple dwelling projects in Urban Villages would be reduced from the standard requirement.

3. Set-Aside Programs - Programs which reserve a portion of total units in a development for occupancy by lower income households will be a preferred means for achieving fair share goals in communities throughout the City. These include the Affordable Housing Density Bonus and other mixed-income developments.

As part of this program, it is important for the City to ask HUD to change HUD regulation 882.103, its "finders-keepers" regulation. Such a regulation defeats one purpose of a set-aside program because it allows for an over-concentration of low income tenants in a particular project. However, both City and Federal policy call for the dispersal of low-income housing and an avoidance of over-concentration in any one project or community.

4. Section 8 Deconcentration Program - Until FY 93, the Housing Commission administered a program to encourage Section 8 rental subsidy participants to live in housing located outside areas having an over-concentration of lower income households. More specifically, the Housing Commission provided information to Section 8 participants about neighborhoods in other sections of the City and promoted the Section 8 program to realtors, property managers, and apartment complexes in these areas.

Approximately 3,000 Section 8 households live in census tracts having an over-concentration of lower income households. Between FY 91 and FY 93, 250 households were assisted under this program. Incentives have been phased out because they were not cost effective relative to other Housing Commission programs; however, informational efforts continue.

5. Balanced Communities Policy - Council Policy 600-19 was adopted by the City Council in 1972 to express the Council's policy on providing housing for low and moderate households on a decentralized basis without discrimination throughout the City. This policy will be updated to reflect the policies and programs on community balance in this Housing Element. Alternatively, the policy may simply be incorporated into this Housing Element by a future amendment.
6. Amendment of Transportation Demand Management Program - The City will consider amending its TDM ordinance to give credit to employers who as part of their employee fringe benefits package provide an incentive to employees who live close to their job site.

IMPLEMENTATION CHARTS: Fair Share and Community Balance

Program	Policy	7- Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Fair Share Housing Distribution	Establish fair share goals in each community.	Incorporate fair share goals in community plans.	Planning Dept.	2-3 comm. plans/year	General Plan	Lower- Income Households
Amendment of Council Policy 600-19	Include a community plan housing element in each community plan which references the community's fair share goal and identifies appropriate policies and programs to achieve the fair share goal. Also include a projection of employment opportunities anticipated for lower income persons and its relation to the fair goal.					
Set-Aside Programs	The City shall promote dispersal of affordable housing by encouraging mixed income developments through a variety of programs.	360 new units (includes density bonus, & tax exempt locational bond units)	Hsg Comm. Redevelopment Agency Developers	50/yr	Private Housing Comm.	Lower- Income Households
Set-Aside Programs	<p>The City shall apply the criteria described on pages 87 & 88 in evaluating sites for housing development proposals which include Lower-income units.</p> <p>Insofar as possible, the City shall seek to match housing prices and rent ranges with employment income profiles within individual communities. However, this policy does not not relieve communities of their responsibilities to achieve their fair share housing objectives.</p>					
Land Guidance Program	Seek to locate higher density housing mainly along transit corridors and, in close proximity to significant concentrations of lower income employment opportunities.	Incorporate land guidance principles into General Plan	Planning Dept.	FY 95	General Fund	General Public

IMPLEMENTATION CHARTS: Fair Share and Community Balance

Program	Policy	7- Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Amendment of TDM Program	Amend TDM Program to credit employers who provide incentives for employees to live close to work.	Amended Ordinance	Planning Dept. Engineering & Development Dept.	FY 96	General Fund	Employers & employees who live close to work sites.
Section 8 Deconcentration Program	The City shall offer incentives to households participating in its housing affordability programs to encourage them to locate in areas where such location would contribute to the achievement of community balance and to jobs/housing balance objectives.	250 households to relocate from areas of over-concentration to other parts of the City.		FY 91-93	Housing Commission.	Section 8 participants.

impchrt8

QUANTIFIED OBJECTIVE: Use of Redevelopment Agency Low- and Moderate-Income Set-Aside Fund

Provide housing assistance to at least 1,000 low or moderate income households. Such assistance can be in the form of new or rehabilitated housing units and can also include provision of additional transitional shelter facilities.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

This is a new objective added in response to a new State requirement to address the use of Redevelopment Agency Set-Aside funds in the attainment of Housing Element objectives. It is anticipated that the Redevelopment Agency Set-Aside Fund will generate approximately \$4 million annually or \$20 million over the full seven-year Housing Element cycle. The vast majority of these monies will be generated by Centre City redevelopment activity.

POLICIES:

1. The Redevelopment Agency shall coordinate its plans and programs for the provision and preservation of affordable housing with those of other governmental and not-for-profit agencies involved in the provision of housing.
2. Each redevelopment project area contains a unique set of housing needs and redevelopment law provides for a broad range of allowable housing activities. The Redevelopment Agency shall evaluate the needs for very low, low and moderate income housing within a redevelopment project area and shall program housing activities to meet the needs of the project area. The Agency's goal shall be to create balanced neighborhoods and to create new lower income housing and retain and improve existing lower income housing within a redevelopment project area. Set-aside funds may be used outside of a redevelopment project area when the housing will be of benefit to the project area.

While set-aside funds will primarily be utilized to assist low and very-low income households, the Redevelopment Agency anticipates that with respect to the redevelopment of those redevelopment project areas which currently have a high number of lower income households that it will also be necessary to subsidize housing affordable to median income households in order to achieve a balance of incomes in these areas.

3. The Redevelopment Agency shall provide for the transfer of excess surplus set-aside funds to the Housing Trust Fund.
4. In order to increase the impact of housing set-aside funds, the Redevelopment Agency shall seek to leverage these funds to the maximum extent possible, with other private, local, state, and federal dollars available for such purposes. Furthermore,

administrative expenditures should be a reasonable proportion of total amounts budgeted for housing projects and programs to insure the maximum flow of funds to affordable housing projects.

5. The Redevelopment Agency should insure the preservation of affordable units by requiring Agency assisted or constructed units to remain affordable to lower income households for a specific period of time. At a minimum, newly constructed or substantially rehabilitated rental and owner-occupied units shall remain affordable for 30 years.
6. The Redevelopment Agency shall report the activities funded by the Set-aside fund and the status of unexpended monies within the fund in the Agency Annual Report which is filed no later than 6 months after the end of the fiscal year.

PROGRAMS:

1. Single Room Occupancy Units - Redevelopment Set-Aside funds will be utilized to assist in the development or rehabilitation of single room occupancy hotels to insure affordability to low and very-low income persons. These funds will assist in the development of the 1,000 SRO units proposed under the New Construction quantified objective.
2. Transitional Housing - Redevelopment set-aside funds will be utilized to subsidize the purchase and rehabilitation of transitional housing for lower income persons who need a stable environment because of former substance abuse and/or mental illness. These funds will assist in the development of the 1,623 additional transitional spaces proposed under the New Construction quantified objective.
3. Rental New Construction - Redevelopment set-aside funds will be utilized to subsidize the construction of rental units for low- and very low-income households. Approximately 777 new rental units are proposed under the density bonus, tax credits and bonds, coastal zone and Section 202, 801 and 811 programs. These programs are the most likely to be utilized in conjunction with redevelopment set-aside funds in the development of additional rental housing for low and very-low income individuals.
4. For-Sale Units - Redevelopment set-aside funds will be utilized to subsidize the construction of for-sale units for moderate income households and first-time homebuyers. Approximately 500 units may be assisted through this program.

IMPLEMENTATION CHARTS: Use of Redevelopment Agency Low and Moderate Income Set-Aside Fund

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Single Room Occupancy Units	The Redevelopment Agency shall coordinate its plans and programs for the provisions and preservation of affordable housing with those of other governmental and not-for-profit agencies involved in the provision of affordable housing.	Units: 1,000	Private Developers Hsg. Comm. Redevelopment Agency	100-115 per year	Conventional Hsg. Comm. Redevelopment Agency	Low-income persons, Elderly, Students, Military.
Transitional Housing	Same As Above Policy	Spaces: 1,623	Homeless Providers	230 beds per year	S. McKinney HOME Hsg Trust Fd Redevelopment Agency	Homeless singles, Youth, Families.
Rental New Construction	The Redevelopment Agency shall evaluate the needs for very low, low and moderate income housing within a redevelopment project area and shall program housing activities to meet the needs of the project area. The Agency's goal shall be to create balanced neighborhoods and to create new lower income housing and retain and improve existing lower income housing within a redevelopment project area.	Units: 1,190	Redevelopment Agency Private Developers Not-for-Profit Corps Hsg. Comm.	170/year	Conventional Tax Credits/ Tax-Ex. Bonds Redevelopment Agency	Low-income Households Elderly Handicapped
For Sale Units	The Redevelopment Agency shall provide for the transfer of excess surplus set-aside funds to the Housing Trust Fund. In order to increase the impact of housing set-aside funds, the Redevelopment Agency shall seek to leverage these funds to the maximum extent possible with other private, local, state and federal dollars available for such purposes. The Redevelopment Agency should insure the preservation of affordable units by requiring Agency assisted or constructed units to remain affordable for a minimum of 30 years.	Units: 500	Redevelopment Agency Private Developers	70/year	Conventional Redevelopment Agency	Moderate Income Households
impehrt9	Total:	4,313 Units	04-Apr-95			

QUANTIFIED OBJECTIVE: Reduction of Housing Discrimination

A decrease by at least 50 percent over the seven-year period 1991 - 1998 in the occurrence of incidents of differential treatment against the protected classes under the Fair Housing Act (Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Amendments Act of 1988), and the California state laws as specified under the Unruh Civil Rights Act of 1959, and the Fair Employment and Housing Act of 1963, and other state and local enactments). The protected classes covered under this objective include discrimination based on: race or color, national origin, religion, gender, familial status (presence of children) physical or mental handicap, age, sexual orientation, or marital status.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

The previous Housing Element included an objective to decrease the number of complaints alleging discrimination in housing by at least 2 percent per year over the five year plan period. The objective was not achieved since the average annual decrease in complaints was about 1.75 percent.

In evaluating the appropriateness of this objective, the City concluded that the incidence of complaints was not an appropriate measurement of the extent of discrimination since many other factors can affect the decision of whether or not to file a complaint. Instead, the objective has been changed to the number of incidents of discrimination, as measured by fair housing audits, and by complaints as documented by the local Fair Housing Council.

POLICIES:

1. The City shall assist in informing all citizens of their rights and responsibilities under fair housing laws by supporting organizations engaged in fair housing education and outreach.
2. The City shall assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcement agencies.
3. The City shall seek to prevent unlawful discrimination against families with children, while recognizing that some housing, such as that which meets the age/other criteria (55 + or 62+) for "exempt" status under the Federal Fair Housing Act may be designated as "for seniors only."
4. The City shall continue implementation of Council Policy 600-20 which requires as a condition of all tentative maps, the submission of an affirmative marketing program.

5. The City shall support preparation of a new Fair Housing Assessment no later than calendar year 1993 and at least every three years thereafter.
6. The City shall support the use of fair housing audits as the means of measuring progress in the elimination of illegal discrimination against protected classes. Audits should be conducted annually, if funds are available.

PROGRAMS:

1. Support of Fair Housing Organizations - The City shall continue to support the Fair Housing Council and the Community Housing Resource Board which disseminate information about fair housing rights and responsibilities or offer related services. Where permitted by law, this support should include contracts with these organizations to carry out the City's responsibilities for fair housing outreach. Support should also include cooperation with outreach programs conducted by such groups.
2. Implementation of Council Policy 600-20 - Submission of an affirmative action marketing program, as required by Council Policy 600-20, is a condition of approval attached to all tentative maps for proposed residential development. The City Manager shall review affirmative marketing programs for adequacy prior to recordation of the final maps. Voluntary signatories to the HUD/BIA master affirmative marketing agreement are exempt from this program, since the master agreement constitutes full and complete satisfaction of Council Policy 600-20. Tentative maps involving less than 20 maps also are exempt.
3. Fair Housing Assessment - The Housing Commission shall contract for and supervise the preparation of a fair housing assessment to be conducted in calendar year 1993. The 1993 assessment should build upon the 1988 assessment and a follow-up audit done in 1991. It should also be expanded to measure differential treatment of more than one protected group, in order to permit more reliable estimates of the status of fair housing.
4. Fair Housing Audits - The Housing Commission shall continue to provide support to the Fair Housing Council so that it may conduct fair housing audits annually, if possible. Audits may be limited to the treatment of one protected group seeking housing in different parts of the City. The objectives are to measure the degree of differential treatment between groups and to form a basis for estimating progress toward the fair housing goal.

IMPLEMENTATION CHARTS: Housing Discrimination

Program	Policy	7 – Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Support Fair Housing Organizations	Inform all citizens of rights and responsibilities under fair housing law by supporting organizations engaged in education and outreach and which test fair housing complaints, and refer possible violations to governmental organizations.	Annual Funding	Housing Commission	7 Years	Housing Commission	Protected Classes.
Implementation of Council Policy 600–20	Continue implementation of Council Policy 600–20	All Tentative Maps as required.	City Manager	7 Years	General Fund	Minority Households
Fair Housing Assessment	The City shall assist in enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, and provide quarterly reports to the City on discrimination complaints and their resolution.	1 Assessment	Fair Housing Council	By FY 95	Housing Commission	Protected Assessment Classes.
	The City shall support preparation of a new Fair Housing Assessment no later than FY 95 and at least every five years thereafter.			By FY 95	Housing Commission	General Public
Fair Housing Audits	The City shall support the use of fair housing audits as the means of measuring progress in the elimination of illegal discrimination against protected classes.	3 Audits	Fair Housing Council	Semi – Annually	Housing Commission	Protected Classes

QUANTIFIED OBJECTIVE: Energy Conservation

Reduce by at least 2 percent, total utility consumption per customer for the period FY 1991 - FY 1996, although total energy demand is expected to increase during the period due to population growth.

CHANGES TO QUANTIFIED OBJECTIVE FROM PREVIOUS HOUSING ELEMENT

The only change made in this objective from the previous Housing Element is that the objective is now defined in terms of "total energy consumption per customer." The previous Housing Element defined it as "total utility consumption per capita." The change from "per capita" to "per customer" was made at the suggestion of the San Diego Gas and Electric Company to more accurately gauge usage. One customer is equal to one gas or electric meter.

POLICIES:

1. The City shall support the San Diego Gas and Electric Company's programs to promote conservation.
2. The City shall support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.
3. The City shall support and implement its Urban Water Management Plan and Conservation Program (Resolution R-277077) to develop a sound water storage program and promote voluntary water conservation and retrofitting of pre-1981 housing.
4. The City shall encourage and support cost effective energy technologies with both positive economic and environmental impacts, e.g. passive solar space heating and cooling, water conservation and reclamation, and "weatherization" of existing housing.
5. Insofar as practical, the City shall utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water and land.
6. The City shall work with local community based organizations, the State Office of Economic Opportunity, the State Energy Commission, and the San Diego Gas and Electric Company in coordinating the Low-Income Home Energy Assistance Block Grant Program, the Residential Conservation Service Program, and any state or locally mandated weatherization program.

PROGRAMS:

1. Residential Interior Plumbing Retrofit Program - The Water Utilities Department shall retrofit approximately 50,000 single-family residences annually and all 130,000 multi-family residences over a seven-year period with water-saving plumbing devices and identify interior plumbing leaks. o all retrofitted

households. Water conservation kits consisting of low-flow shower heads, toilet dams, and leak detection tablets will be distributed to selected residences.

2. Ultra-Low Flush Toilet Rebate Program - The Water Utilities Department shall provide cash rebates of up to \$100 per installed toilet to City residents who install ultra-low flush toilets. Although the Water Utilities Department has proposed that approximately 1,500 residences could be retrofitted annually under this program, 7,000 residences were retrofitted between May and December, 1991 alone.
3. Single and Multi-Family Audits - The Water Utilities Department will conduct audits on a voluntary basis with single- and multi-family households to assist them in reducing water consumption. The audit will include retrofitting residences with water-efficient devices, conducting a landscape water audit, providing specific recommendations for minimizing interior and exterior water usage, and furnishing customized landscape irrigation schedules. Approximately 1,250 City residences shall be audited annually. In FY 92, the audits will be limited to single-family units. Audits of multi-family units are scheduled to begin in FY 93.
4. Ordinance to Require Water-Efficient Plumbing Fixtures - In response to State legislation which requires ultra-low flush toilets in all new construction effective January 1, 1992, the City adopted a local ordinance effective May 1, 1991 to require the installation of ultra-low flush toilets using 1.6 gallons of water or less in all new construction and in existing units with a change of ownership or bathroom remodeling. Water savings associated with this ordinance is expected to be approximately 20 gallons per day per each new housing unit.
5. SDG&E Conservation Programs - The City shall continue to cooperate with the San Diego Gas and Electric Company in the provision of information about their energy conservation programs.
6. Weatherization Program - The Housing Commission shall continue to provide support to not-for-profit organizations in disseminating weatherization information and materials to lower income homeowners. Approximately 1,300 households will be assisted over the five year plan period.
7. Urban Design Program - As part of its community plan updates, the Planning Department includes an urban design element. In developing the urban design elements, the Planning Department shall emphasize efficient land use and development patterns which conserve such resources as fuel, water and land.
8. Citywide Landscape Design Ordinance - The Planning Department will continue to implement the citywide landscape design ordinance which encourages the use of plant materials to

reduce heat island effects and requires drought tolerant plants and low flow irrigation systems. The irrigation systems must include rain sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil.

IMPLEMENTATION CHARTS: Energy Conservation

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Residential Interior Plumbing Retrofit Program.	The City shall support and implement its Urban Management and Water Conservation Program to develop a strong water conservation policy and promote voluntary water conservation and retrofitting of pre 1981 housing.	350,000 single-family units	Water Utilities Department	50,000 single-family units annually	Water Enterprise Fund	Households living in pre-1981 housing.
		182,000 multi-family units		26,000 multi-family units annually		Households living in pre-1981 housing.
Ultra Low Flush Toilet Rebate Program	Same As Above Policy	10,500 units	Water Utilities Department	1,500 units annually	Water Enterprise Fund	
Single and Multi-family audits	Same As Above Policy	12,250 units	Water Utilities Department	1,750 units annually	Water Enterprise Fund	Households receiving audits
Ordinance to Require Water Efficient Plumbing Fixtures.	Same As Above Policy	N/A	Water Utilities Department	N/A	N/A	Owners and occupants of new housing built after ?
Citywide Landscape Design Ordinance.	Same As Above Policy	Ongoing review of development plans, as required by demand.	Development Services Dept.	Ongoing	Planning Fees	Permit Applicants
SDG&E Conservation Programs	The City shall support the SDG&E programs to promote conservation.	Ongoing	City Manager	Ongoing	General Fund	General Public
	The City shall support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.					
Urban Design Program	Insofar as practical, the City shall utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water, and land.	5 urban design elements per year.	Planning Dept.	5 per year	General Fund	General Public

IMPLEMENTATION CHARTS: Energy Conservation

Program	Policy	7-Year Target	Responsible Agency	Timing	Financing	Primary Beneficiaries
Weatherization Program Homeowners	The City shall work with local community based organizations, the State Office of Economic Opportunity, the State Energy Commission, and SDG&E in coordinating the Low-Income Energy Assistance Block Grant Program, the Residential Conservation Service Program, and any state or locally mandated weatherization program.		SDG&E		Energy Assistance Residential Conservation Service Program.	
	The City shall encourage and support cost effective energy technologies with both positive economic and environmental impacts.	Assistance to 1,300 Households	MAAC Project Not-for-Profits	250 per year	CDBG Hsg Trust Fund	Low-Income Households

SECTION III: APPENDIX

SECTION III. APPENDIX

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APPENDIX A

HOUSING ELEMENT LAW (As of January 1, 1994)

Article 10.6. Housing Elements

65580. The Legislature finds and declares as follows:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low-and moderate-income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65581. It is the intent of the Legislature in enacting this article:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65582. As used in this article:

(a) "Community," "locality," "local government," or "jurisdiction," means a city, city and county, or county.

(b) "Council of governments" means a single or multicounty council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 1 of Title 1.

(c) "Department" means the Department of Housing and Community Development.

(d) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.

(e) "Low- and moderate-income households" means persons and families of low or moderate incomes as defined by section 50093 of the Health and Safety Code.

(Added by Stats. 1980, Ch. 1143., Amended by Stats. 1989, Ch. 1140. Amended by Stats. 1990, Ch. 1441 (SB 2274), § 3.)

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project by project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the

general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low and low-income households. For purposes of this paragraph, the phrase "use by right" shall mean the use does not require a conditional use permit, except when the proposed project is a mixed-use project involving both commercial and residential uses. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

(6) (A) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(B) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) The analysis and program for preserving assisted housing developments required by the amendments to this section enacted by the Statutes of 1989 shall be adopted as an amendment to the housing element by July 1, 1992.

(e) Failure of the department to review and report its findings pursuant to Section 65585 to the local government between July 1, 1992, and the next periodic review and revision required by Section 65588, concerning the housing element amendment required by the amendments to this section by the Statutes of 1989, shall not be used as a basis for allocation or denial of any housing assistance administered pursuant to Part 2 (commencing with Section 50400) of Division 31 of the Health and Safety Code.

(Amended by Stats. 1984, Ch. 1691, § 3, eff. Sept 30, 1984; Amended by Stats. 1986, Ch. 1383, § 2; Amended by Stats. 1989, Ch. 1140, § 2; Amended by Stats. 1989, Ch. 1451, § 1.5; Amended by Stats. 1991, Ch. 730 (A.B. 1929), § 1; Amended by Stats. 1991, Ch. 889 (S.B. 1019), § 2.; Amended by Stats. 1992, Ch. 1030 (SB 1807), § 2.)

Note: Stats. 1984, Ch. 1691, also reads:

SEC. 1. The Legislature finds and declares that because of economic, physical, and mental conditions that are beyond their control, thousands of individuals and families in California are homeless. Churches, local governments, and nonprofit organizations providing assistance to the homeless have been overwhelmed by a new class of homeless: families with children, individuals with employable skills, and formerly middle-class families and individuals with long work histories.

The programs provided by the state, local, and federal governments, and by private institutions, have been unable to meet existing needs and further action is necessary. The Legislature finds and declares that two levels of housing assistance are needed: an emergency fund to supplement temporary shelter programs, and a fund to facilitate the preservation of existing housing and the creation of new housing units affordable to very low income

households. It is in the public interest for the State of California to provide this assistance.

The Legislature further finds and declares that there is a need for more information on the numbers of homeless and the causes of homelessness, and for systematic exploration of more comprehensive solutions to the problem. Both local and state government have a role to play in identifying, understanding, and devising solutions to the problem of homelessness.

Note: Stats. 1986, Ch. 1383, also reads:

SEC. 3. The amendments to paragraph (1) of subdivision (c) of Section 65583 of the Government Code made by the act adding this section during the 1986 Regular Session of the Legislature shall require an identification of sites for emergency shelters and transitional housing by January 1, 1988, or by the next periodic review of a housing element pursuant to Section 65588 of the Government Code, whichever is later, in order to give local governments adequate time to plan for, and to assist in the development of, housing for homeless persons, if it is determined that there is a need for emergency shelter pursuant to paragraph (6) of subdivision (a) of Section 65583 of the Government Code.

Note: Stats. 1991, Ch. 889, also reads:

SEC. 5. The additional requirements and duties created by Sections 1, 2, and 4 of this act shall be applicable upon the next amendment or periodic review of the housing element by the legislative body.

65583.1 The Department of Housing and Community Development, in evaluating a proposed or adopted element for consistency with state law, may allow a local government to identify adequate sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to more intense land use category and increasing the density allowed with one or more categories. Noting in this section reduces a local government's responsibility to identify, by income category, the total number of sites for residential development as required by this article.

(Added by Stats. 1992, Ch. 1074 (AB 2707), § 1.; Amended by Stats. 1993, Ch. 589 (AB 2211), § 79.)

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage

prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may

propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval

of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d)(1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(Amended by Stats. 1984, Ch. 1684, Amended Stats. 1989, Ch. 1451. Amended Stats. 1990, Ch. 1441 (SB 2274, § 4.)

65585. (a) In preparation of its housing element, each city and county shall consider the guidelines adopted by the department pursuant to Section 50459 of the Health and Safety Code. Those guidelines shall be advisory to each city or county in the preparation of its housing element.

(b) At least 90 days prior to adoption of its housing element, or at least 45 days prior to the adoption of an amendment to this element, the planning agency shall submit a draft element or draft amendment to the department. The department shall review the draft and report its written findings to the planning agency within

90 days of its receipt of the draft in the case of an adoption or within 45 days of its receipt in the case of a draft amendment.

(c) In the preparation of its findings, the department may consult with any public agency, group, or person. The department shall receive and consider any written comments from any public agency, group, or person regarding the draft or adopted element or amendment under review.

(d) In its written findings, the department shall determine whether the draft element or draft amendment substantially complies with the requirements of this article.

(e) Prior to the adoption of its draft element or draft amendment, the legislative body shall consider the findings made by the department. If the department's findings are not available within the time limits set by this section, the legislative body may act without them.

(f) If the department finds that the draft element or draft amendment does not substantially comply with the requirements of this article, the legislative body shall take one of the following actions:

(1) Change the draft element or draft amendment to substantially comply with the requirements of this article.

(2) Adopt the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with the requirements of this article despite the findings of the department.

(g) Promptly following the adoption of its element or amendment, the planning agency shall submit a copy to the department.

(h) The department shall, within 120 days, review adopted housing elements or amendments and report its findings to the planning agency.

(Amended by Stats. 1983, Ch. 1250 [effective January 1, 1984]; Stats. 1984, Ch. 1009, Amended Stats. 1990, Ch. 1441, (SB 2274), § 5.)

65586. Local governments shall conform their housing elements to the provisions of this article on or before October 1, 1981. Jurisdictions with housing elements adopted before October 1, 1981, in conformity with the housing element guidelines adopted by the Department of Housing and Community Development on December 7, 1977, and located in Subchapter 3 (commencing with Section 6300) of Chapter 6 of Part 1 of Title 25 of the California Administrative Code [repealed in 1982], shall be deemed in compliance with this article as of its effective date. A locality with a housing element found to be adequate by the department before October 1, 1981, shall be deemed in conformity with these guidelines.

(Added by Stats. 1980, Ch. 1143.)

65587. (a) Each city, county, or city and county shall bring its housing element, as required by subdivision (c) of Section 65302,

into conformity with the requirements of this article on or before October 1, 1981, and the deadlines set by section 65588. Except as specifically provided in subdivision (b) of Section 65361, the Director of Planning and Research shall not grant an extension of time from these requirements.

(b) Any action brought by any interested party to review the conformity with the provisions of this article of any housing element or portion thereof or revision thereto shall be brought pursuant to Section 1085 of the Code of Civil Procedure; the court's review of compliance with the provisions of this article shall extend to whether the housing element or portion thereof or revision thereto substantially complies with the requirements of this article.

(c) If a court finds that an action of a city, county, or city and county, which is required to be consistent with its general plan, does not comply with its housing element, the city, county, or city and county shall bring its action into compliance within 60 days. However the court shall retain jurisdiction through out the period for compliance to enforce its decision. Upon the court's determination that the 60-day period for compliance would place an undue hardship on the city, county, or city and county, the court may extend the time period for compliance by an addition 60 days.

(Amended by Stats. 1984, Ch. 1009. Amended Stats. 1990, Ch. 1441 (SB 2274), § 6.)

Note: Stats. 1984, Ch. 1009, also reads:

SEC. 44. It is the intent of the Legislature that the term "substantially complies," as used in subdivision (b) of Section 65587, be given the same interpretation as was given that term by the court in *Camp v. Board of Supervisors*, 123 Cal. App. 3d. 334, 348, [176 Cal. Rptr. 620, 629].

65587.1. (a) The Legislature finds and declares that local policies and programs which increase housing opportunities through a tax-exempt revenue bond program or through a requirement that the approval of a housing related project be tied to the provision of assistance for housing are consistent with the intent of this article. The Legislature further finds and declares that actions which have the effect of impeding or halting such policies and programs or the direct production of housing run contrary to the goals of increased housing opportunities and balanced commercial and residential development embodied in this article.

(b) Notwithstanding any other provision of law, neither a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code nor a local approval, made prior to May 1, 1983, of a housing related project shall be invalidated due to the failure or alleged failure of a city and county to comply with this article, subdivision (c) of Section 65302 of the Government Code, or any regulations or guidelines adopted pursuant thereto, or any other provision of law require consistency with the housing element of a local general plan. For purposes of this section, a "housing related project" means (a) a

residential project or (b) a nonresidential project, the local approval of which was conditioned upon the nonresidential developer (1) developing or rehabilitating or causing to be developed or rehabilitated housing units, or (2) providing funds for the development or rehabilitation of housing units, or (3) investing in a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code, under a formula or guidelines adopted by the planning commission or local governing body of the city and county. For purposes of this section, "housing related project" shall not include a project, the construction or development of which requires either the demolition or conversion of low- or moderate-rental residential units and local approval of which does not provide for the replacement of such units and for the maintenance in such units of rents affordable to low- and moderate-income persons for a period of not less than 20 years.

(Added by Stats. 1982, Ch. 312. Effective June 28, 1982.)

65588. (a) Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(b) The housing element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review.

In order to facilitate effective review by the department of housing elements, the following local governments shall prepare and adopt the first two revisions of their housing elements no later than the dates specified in the following schedule, notwithstanding the date of adoption of the housing elements in existence on the effective date of the act which amended this section during the 1983-84 Session of the Legislature.

(1) Local governments within the regional jurisdiction of the Southern California Association of Governments: July 1, 1984, for the first revision and July 1, 1989, for the second revision.

(2) Local governments within the regional jurisdiction of the Association of Bay Area Governments: January 1, 1985, for the first revision, and July 1, 1990, for the second revision.

(3) Local governments within the regional jurisdiction of the San Diego Association of Governments, the Council of Fresno County Governments, the Kern County Council of Governments, the Sacramento Council of Governments, and the Association of Monterey Bay Area Governments: July 1, 1985, for the first revision, and July 1, 1991, for the second revision.

(4) All other local governments: January 1, 1986, for the first revision, and July 1, 1992, for the second revision.

(5) Subsequent revisions shall be completed not less often than at five-year intervals following the second revision.

(c) The review and revision of housing elements required by this section shall take into account any low- or moderate-income housing provided or required pursuant to Section 65590.

(d) The review pursuant to subdivision (c) shall include, but need not be limited to, the following:

(1) The number of new housing units approved for construction within the coastal zone after January 1, 1982.

(2) The number of housing units for persons and families of low income or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone pursuant to Section 65590.

(3) The number of existing residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been authorized to be demolished or converted since January 1, 1982, in the Coastal zone.

(4) The number of residential dwelling units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been required for replacement or authorized to be converted or demolished as identified in paragraph (3). The location of the replacement units, either onsite, elsewhere within the locality's jurisdiction within the coastal zone, or within three miles of the coastal zone within the locality's jurisdiction, shall be designated in the review.

(e) Notwithstanding the requirements of paragraph (5) of subdivision (b), the dates of revisions for the housing element shall be modified upon the effective date of this provision as follows:

(1) Local governments within the regional jurisdiction of the Southern California Association of Governments: June 30, 1996, for the third revision, and June 30, 2000, for the fourth revision.

(2) Local governments within the regional jurisdiction of the Association of Bay Area Governments: June 30, 1997, for the third revision, and June 30, 2002, for the fourth revision.

(3) Local governments within the regional jurisdiction of the San Diego Association of Governments, the Council of Fresno County Governments, the Kern County Council of Governments, the Sacramento Council of Governments, and the Association of Monterey Bay Area Governments: June 30, 1998, for the third revision, and June 30, 2003, for the fourth revision.

(4) All other local governments: June 30, 1999, for the third revision, and June 30, 2004, for the fourth revision.

(5) Subsequent revisions shall be completed not less often than at five-year intervals following the fourth revision.

(Amended by Stats. 1984, Ch. 208. Effective June 20, 1984; Amended by Stats. 1993, Ch. 695 (AB 2172), § 1. Effective October 4, 1993.)

65588.1 (a) The planning period of existing housing elements prepared pursuant to subdivision (b) of Section 65588 shall be extended through June 30 of the year of the housing element due

date prescribed in subdivision (e) of Section 65588. Local governments shall continue to implement the housing program of existing housing elements and the annual review pursuant to Section 65400.

(b) The extension provided in this section shall not limit the existing responsibility under subdivision (b) of Section 65588 of any jurisdiction to adopt a housing element in conformance with this article.

(c) It is the intent of the Legislature that nothing in this section shall be construed to reinstate any mandates pursuant to Chapter 1143 of the Statutes of 1980 suspended by the Budget Act of 1993-94.

(Added by Stats. 1993, Ch. 695 (AB 2172), § 2. Effective October 4, 1993.)

65588.5. (Added by Stats. 1991, Ch. 889 (S.B. 1019), § 3.; Repealed by Stats. 1993, Ch. 437 (A.B. 1678), § 4. Effective September 24, 1993.) [The requirements of this section are now contained in Government Code Section 65400 and is included at the end of this document]

65589. (a) Nothing in this article shall require a city, county, or city and county to do any of the following:

(1) Expend local revenues for the construction of housing, housing, housing subsidies, or land acquisition.

(2) Disapprove any residential development which is consistent with the general plan.

(b) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government to impose rent controls or restrictions on the sale of property.

(c) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government with respect to measures that may be undertaken or required by a local government to be undertaken to implement the housing element of the local general plan.

(d) The provisions of this article shall be construed consistent with, and in promotion of, the statewide goal of a sufficient supply of decent housing to meet the needs of all Californians.

(Added by Stats. 1980, Ch. 1143.)

65589.3. In any action filed on or after January 1, 1991, taken to challenge the validity of a housing element, there shall be a rebuttable presumption of the validity of the element or amendment if, pursuant to Section 65585, the department has found that the element or amendment substantially complies with the requirements of this article.

(Added by Stats. 1990, Ch. 1441 (SB 2274), § 7.)

65589.5. (a) The Legislature finds all of the following:

(1) The Lack of affordable housing is a critical problem which threatens the economic, environmental, and social quality of life in California.

(2) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments which limit the approval of affordable housing, increase the cost of land for affordable housing, and require that high fees and exactions be paid by producers of potentially affordable housing.

(3) Among the consequences of these actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(4) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions which result in disapproval of affordable housing projects, reduction in density of affordable housing projects, and excessive standards for affordable housing projects.

(b) It is the policy of the state that a local government not reject or make infeasible affordable housing developments which contribute to meeting the housing need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without meeting the provisions of subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agriculture lands to urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, infilling existing urban areas.

(d) A local agency shall not disapprove a housing development project affordable to low- and moderate-income households or condition approval in a manner which renders the project infeasible for development for use of low- and moderate-income households unless it finds, based upon substantial evidence, one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article and the development project is not needed for the jurisdiction to meet its share of the regional housing need of low-income housing.

(2) The development project as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. As used in this paragraph, a "specific, adverse impact" means a significant, unavoidable impact, as provided in written standards, policies, or conditions.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.

(4) Approval of the development project would increase the concentration of lower income households in a neighborhood that already has a disproportionately high number of lower income households and there is no feasible method of approving the development at a different site, including those sites identified pursuant to paragraph (1) of subdivision (c) of Section 65583, without rendering the development unaffordable to low- and moderate-income households.

(5) The development project is proposed on land zoned for agricultural or resource preservation which is surrounded on at least two sides by land being used for agricultural or resources preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(6) The development project is inconsistent with the jurisdiction's general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a housing element pursuant to this article.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the Congestion Management Program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 of the Government Code or the California Coastal Act, Division 20 (commencing with Section 30000) of the Public Resources Code. Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(f) Nothing in this section shall be construed to prohibit a local agency from requiring the development project to comply with written development standards, conditions, and policies appropriate to and consistent with meeting the quantified objectives relative to the development of housing, as required in the housing element pursuant to subdivision (b) of Section 65583. Nor shall anything in this section be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law which are essential to provide necessary public services and facilities to the development project.

(g) This section shall be applicable to charter cities, because the Legislature finds that the lack of affordable housing is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social, and technological factors.

(2) "Affordable to low- and moderate-income households" means at least 20 percent of the total units shall be sold or rented to

lower income households, as defined in Section 50079.5 of the Health and Safety Code, and the remaining units shall be sold or rented to either lower income households or persons and families of moderate income as defined in Section 50093 of the Health and Safety Code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate income eligibility limits are based.

(3) "Area median income" shall mean area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for the lower income households in accordance with the provisions of this subdivision for 30 years.

(4) "Neighborhood" means a planning area commonly identified as such in a community's planning documents, and identified as a neighborhood by the individuals residing and working within the neighborhood. Documentation demonstrating that the area meets the definition of neighborhood may include a map prepared for planning purposes which lists the name and boundaries of the neighborhood.

(i) If any city, county, or city and county denies approval or imposes restrictions, including a reduction of allowable densities or the percentage of a lot which may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to Section 65943, which have a substantial adverse effect on the viability or affordability of a housing development affordable to low- and moderate-income households, and the denial of the development or the imposition of restrictions on the development is the subject of a court action which challenges the denial, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivisions (c).

(j) When a proposed housing development project complies with the applicable general plan, zoning, development policies in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific adverse impact upon the public health or safety unless the project

is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, unavoidable impact, as provided in written standards, policies, or conditions.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(Added by Stats. 1982, Ch. 1438, Amended by Stats. 1990, Ch. 1439, Amended by Stats. 1991, Ch. 100 § 1, effective immediately, Amended by Stats. 1992, Ch. 1356 (SB 1711), § 1.)

65589.6. In any action taken to challenge the validity of a decision by a city, county, or city and county to disapprove a project or approve a project upon the condition that it be developed at a lower density pursuant to Section 65589.5, the city, county, or city and county shall bear the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5.

(Added by Stats. 1984, Ch. 1104, § 1.)

65589.7. (a) The housing element adopted by the legislative body and any amendments made to that element shall be delivered to all public agencies or private entities that provide water services at retail or sewer services and to other private entities that provide water services at retail or sewer services within the territory of the legislative body. When allocating or making plans for the allocation of available and future resources or services designated for residential use, each public agency or private entity providing water services at retail or sewer services, shall grant a priority for the provision of these available and future resources or services to proposed housing developments which help meet the city's, county's, or city and county's share of the regional housing need for lower income households as identified in the housing element adopted by the legislative body and any amendments made to that element.

(b) This section is intended to neither enlarge nor diminish the existing authority of a city, county or city and county in adopting a housing element. Failure to deliver a housing element adopted by the legislative body or amendments made to that element, to a public agency or private entity providing water services at retail or sewer services shall not invalidate any action or approval of a development project. The special districts which provide water services at retail or sewer services related to development, as defined in subdivision (e) of Section 56426, are included within this section.

(c) As used in this section, "water services at retail" means supplying water directly to the end user or consumer of that water, and does not include sale by a water supplier to another water supplier for resale.

TECHNICAL APPENDIX B

PUBLIC PARTICIPATION PROCESS

In developing the 1991 Housing Element, the Planning Department sought the participation of all economic segments of the community to assure that their housing needs would be addressed. In early 1991, the proposed Housing Element outline and work program were reviewed and discussed with SANDAG, the Housing Commission, and the Community Planners Committee (CPC).

The Planning Department coordinated with other City departments and SANDAG in calculating existing and projected housing needs and in determining policies, programs, and objectives.

In mid-1991, the Planning Department established two informal committees to provide public input. One committee was a Housing Element Working Group which consisted of representatives of a wide variety of housing related interests. Specifically, this group included representatives of affordable housing advocates, the building industry, the not-for-profit sector, the American Institute of Architects, the lending industry, the Housing Commission and other City staff. The other committee was a subcommittee of the CPC to provide input from community planning groups. The CPC is the official citizens organization responsible in an advisory capacity on matters relating to the Progress Guide and General Plan and community plans.

Once a first draft for public review as prepared, both groups met regularly with Planning Department staff to review the draft, section by section and frequently page by page. Many helpful comments and suggestions were received and incorporated into successive drafts which improved not only the technical quality of the element, but also made it more responsive to a broad variety of housing needs and to community concerns. By early 1992, a draft document was completed.

In February 1992, the document was endorsed by the Planning Department through the public hearing process.

In April 1992, the City Council held a public hearing on the draft document and voted to authorize its submission to the State Department of Housing and Community Development (HCD) for the agency's review and comment. In May 1992, the document was submitted to HCD. HCD responded in June 1992 with a list of findings. The Planning Department began working on the list and continued to do so until the latter part of 1994.

In July 1994, the San Diego Housing Commission received notice that it would have lead responsibility for the Housing Element. The transition of responsibility from the Planning Department to the Housing Commission was finalized in November 1994. Also, in November 1994, a civil suit was filed in the City by a private attorney on behalf of homeless persons who claimed San Diego is in violation of state law because it does not have a certified 1991

Housing Element. On December 16, 1994, the judge, pursuant to Government Code Section 65754, ordered the City to bring the Housing Element into compliance within 120 days.

Because of the court order, the Housing Commission did not have sufficient time to revive the original working committees to solicit their input on a revised draft before scheduling it for City Council action in mid-January 1995. However, a notice informing the public that the element had been placed on the City Council's agenda for January 17, 1995, was circulated. The notice informed the public that the City Council would hold a public hearing on January 17th. At that time, the Council would vote on whether to authorize the San Diego Housing Commission to submit the revised draft to HCD.

On January 17, 1995, the City Council authorized the San Diego Housing Commission to submit the revised 1991 Housing Element Update to HCD. HCD received the document on January 23, 1995 and began its review.

The following week, copies of the document were also sent to members of the Housing Commission and the Planning Commission for their information. Additionally, copies were placed in five public libraries public review, and copies were placed in the City Clerk's office and in the Housing Commission's main office. A notice to housing professionals, housing advocates, and other interested members of the public notifying them of the availability of the document for review was also mailed that week.

The City received comments from a number of individuals and organizations, some of which include the Fair Housing Council, the Southeastern Planning Committee, the Office of County Mental Health Services, The Regional Task Force on the Homeless, the Building Industry Association of San Diego, the San Diego County Bar Association, and San Diego Youth and Community Services. Comments were incorporated in the document as appropriate.

On February 24, 1995, HCD sent a letter to the City Manager informing him that the agency had completed its review of the revised document and that the document, as revised, adequately addresses the agency's concerns as articulated in earlier correspondence to the City.

That action by HCD clears the way for the City Council to adopt the revised Housing Element. Accordingly, the next public hearing will be held on March 7, 1995. The hearing will be continued until March 21, 1995, at which time staff will request adoption.

Members of the public were notified of these hearings in order to give them an opportunity to make any additional comments prior to final approval of the document.

APPENDIX C

CITY OF SAN DIEGO HOUSING ELEMENT PRESERVATION OF ASSISTED UNITS

Project Name	Project Address	Type	Program	Date Expires	Total Units	Restricted Units	Restricted Units - Bedroom Mix					Unit Age	
							0	1	2	3	4		
GROUP 1: FY 1991 - FY 1996													
Seaward Arms	260 Cottonwood Road	Loan	SEC 236 (8)	6/29/90	120	120	0	16	68	24	12	20	
Lancaster Manor	1551 Saturn Boulevard	Loan	SEC 221(d)3	7/24/90	248	248	0	0	200	48	0	20	
Euclid Avenue	4115 Euclid Avenue	Loan	SEC 236 (8)	8/7/90	12	12	0	3	5	4	0	20	
Prince Hall	3850 44th Street	Loan	SEC 236 (8)	1/12/91	12	12	0	3	5	4	0	20	
Crandall Apts	2154 Garston Street	Loan	SEC 236 (8)	10/12/91	144	144	0	0	102	42	0	20	
Grant Heights Park	2663 J Street	Loan	SEC 236 (8)	4/05/93	28	28	0	10	18	0	0	20	
John Adams Manor III	3829 Marlborough Ave	Loan	SEC 236 (8)	7/25/92	19	19	0	19	0	0	0	20	
Genesee Park	5550 Genesee Court	Loan	SEC 221(d)3 (8)	8/14/93	170	170	0	170	0	0	0	20	
Logan Square Gardens	4742 Solola Avenue	Loan	SEC 236 (8)	9/11/93	170	170	0	52	94	24	0	20	
Eldorado Hills	3828 Pendiente Court	Loan	MF Bonds	9/01/93	448	90	0	26	32	32	0	12	
50th Street Apts. Orange	4216 50th Street	Loan	MF Bonds	4/01/95	12	3	1	2	0	0	0	12	
Azalea Gardens	3777 Herman Avenue	Loan	MF Bonds	4/01/95	55	11	0	11	0	0	0	12	
Santa Fe Place	4353 34th Street	Loan	MF Bonds	5/01/95	39	8	0	8	0	0	0	12	
Santa Fe Manor	3835 Swift Avenue	Loan	MF Bonds	5/01/95	50	10	0	10	0	0	0	12	
Foxwood Apartments	4260 Palm Avenue	Loan	MF Bonds	6/01/95	131	27	0	13	14	0	0	12	
Las Flores	7039 Charmant Drive	Loan	MF Bonds	6/01/95	312	63	0	41	22	0	0	12	
Alabama Manor	3828 Alabama Street	Loan	MF Bonds	10/01/95	68	14	1	12	1	0	0	12	
	3722 Logan Avenue	Rent	MOD Rehab	2/04/96	7	7	0	0	7	0	0	15	
	4737 Guymon Street	Rent	MOD Rehab	3/06/96	4	4	0	0	0	0	4	15	
	1350 47th Street, North	Rent	MOD Rehab	1/01/96	50	50	0	20	30	0	0	15	
Number of Units for Group 1:					2,099	1,210	2	416	598	178	16		
GROUP 2: FY 1997 - FY 2001													
	2025 Harrison Avenue	Rent	MOD Rehab	5/01/97	12	12	0	11	1	0	0	15	
La Serena	15639 Avenida Alcachofa	Loan	MF Bonds	1/01/97	175	35	0	18	17	0	0	12	
Mirada	7568 Charmant Drive	Loan	MF Bonds	10/01/96	444	89	35	48	6	0	0	12	
Hillside Gardens	5802 University Avenue	Loan	MF Bonds	1/01/97	380	77	0	40	37	0	0	12	
	3606 Del Sol Boulevard	Rent	MOD Rehab	5/04/97	91	91	0	2	12	65	12	15	
	351 33rd Street, South	Rent	MOD Rehab	2/01/97	6	6	0	6	0	0	0	15	
	4120 C Street	Rent	MOD Rehab	2/28/97	7	7	0	2	3	1	1	15	
	2150 Kearney Avenue	Rent	MOD Rehab	9/01/96	2	2	0	1	1	0	0	15	
	3448 National Avenue	Rent	MOD Rehab	3/01/97	4	4	0	0	4	0	0	15	
	3709 T Street	Rent	MOD Rehab	3/01/97	5	5	0	0	5	0	0	15	
	2956 L Street	Rent	MOD Rehab	4/01/97	2	2	0	2	0	0	0	15	
	4130 43rd Street	Rent	MOD Rehab	6/01/97	7	7	0	4	3	0	0	15	
	3025 L Street	Rent	MOD Rehab	2/01/97	2	2	0	2	0	0	0	15	
	273 Francis Street, N.	Rent	MOD Rehab	12/01/96	7	7	0	0	7	0	0	15	
	3314 J Street	Rent	MOD Rehab	3/31/97	3	3	0	1	1	0	1	15	
	614 Bancroft Street, S.	Rent	MOD Rehab	5/01/97	4	4	0	0	4	0	0	15	
	3581 Van Dyke Avenue	Rent	MOD Rehab	5/01/97	4	4	0	2	2	0	0	15	
	4566 Oregon Street	Rent	MOD Rehab	1/01/97	6	6	0	6	0	0	0	15	
	628 Bancroft Street	Rent	MOD Rehab	5/01/97	5	5	0	0	5	0	0	15	
	8155 Helm Street	Rent	MOD Rehab	1/31/97	2	2	0	0	1	1	0	15	
	901 29th Street, South	Rent	MOD Rehab	11/01/96	4	4	0	0	4	0	0	15	
Windsor SRO (1)	843 4th Avenue	Loan	State Rehab	11/01/96	30	30	30	0	0	0	0	5	
Baltic Inn (1)	521 6th Avenue	Loan	Hsg Commission	12/30/96	207	41	41	0	0	0	0	10	
	620 Denby Street	Rent	MOD Rehab	9/01/96	2	2	0	0	2	0	0	15	
	401 Aurora Street	Rent	MOD Rehab	4/01/97	12	12	0	0	12	0	0	15	
	3027 Greely Avenue	Rent	MOD Rehab	6/01/97	2	2	0	0	1	1	0	15	
Sara Frances Hometel (2)	943 10th Avenue	Loan	Hsg Commission	4/14/97	153	46	46	0	0	0	0	10	

1. Rent restrictions have been renewed for a second 5 years and are renewable in 5 year increments, upon each loan renewal, for a maximum of 30 years.
2. Rent restrictions apply for a minimum of 10 years and are renewable in 5 year increments, upon each loan renewal, for a maximum of 30 years.

CITY OF SAN DIEGO HOUSING ELEMENT PRESERVATION OF ASSISTED UNITS

Project Name	Project Address	Type	Program	Date Expires	Total Units	Restricted Units	Restricted Units—Bedroom Mix					Unit Age	
							0	1	2	3	4		
GROUP 2: FY 1997 – FY 2001 (continued)													
Walsh	4025	Parkhaven Court	Loan	MF Bonds	10/01/97	40	8	0	0	8	0	0	12
Parkhaven III	241	Willow Road	Loan	MF Bonds	1/01/98	96	20	0	10	0	8	2	12
Summerset Village	11102	Caminito Alvarez	Loan	MF Bonds	2/01/98	752	151	37	36	78	0	0	12
Coral Pointe	3945	Nobel Drive	Loan	MF Bonds	11/01/97	368	74	8	37	29	0	0	12
Carmel Del Mar	12582	Carmel Creek Road	Loan	MF Bonds	6/01/98	232	47	0	15	32	0	0	12
Nobel Court	3707	Nobel Drive	Loan	MF Bonds	3/01/98	685	137	0	110	27	0	0	12
Bernardo Hills	15265	Maturin Drive	Loan	MF Bonds	7/01/97	248	50	0	31	19	0	0	12
	1301	45th Street, South	Rent	MOD Rehab	2/26/98	18	18	0	0	18	0	0	15
	2832	K Street	Rent	MOD Rehab	11/01/97	2	2	0	0	1	1	0	15
	720	Gregory Street, South	Rent	MOD Rehab	11/01/97	3	3	0	0	3	0	0	15
Trolley Court SRO (3)	940	12th Avenue	Loan	Hsg Commission	12/30/97	192	39	39	0	0	0	0	10
Studio 819 (4)	819	University Avenue	Loan	Hsg Commission	5/12/98	158	32	32	0	0	0	0	10
La Cima	7503	Charmant Drive	Loan	MF Bonds	10/01/98	514	103	0	75	28	0	0	12
Paseo Point	10024	Paseo Montrail	Loan	MF Bonds	8/01/98	250	50	0	37	13	0	0	12
	838	41st Street, North	Rent	MOD Rehab	5/01/99	6	6	0	0	3	3	0	15
	2816	Imperial Avenue	Rent	MOD Rehab	7/27/98	2	2	0	0	2	0	0	15
	744	46th Street, South	Rent	MOD Rehab	8/08/98	3	3	0	0	3	0	0	15
	5418	Roswell Street	Rent	MOD Rehab	7/12/98	2	2	0	0	2	0	0	15
	2705	Clay Avenue	Rent	MOD Rehab	8/04/98	4	4	0	2	0	2	0	15
	2041	42nd Street, South	Rent	MOD Rehab	5/28/99	7	7	0	0	7	0	0	15
	4204	Division Street	Rent	MOD Rehab	6/26/99	6	6	0	0	6	0	0	15
La Jolla Marine	7410	Cuvier Street	Loan	SEC 8	1/01/00	8	8	0	8	0	0	0	20
Robert Vermilya Apts	345	44th Street	Loan	SEC 8	1/01/00	2	2	0	2	0	0	0	20
	1215	36th Street, South	Rent	MOD Rehab	7/30/99	4	4	0	0	0	4	0	15
	634	Elizabeth Street	Rent	MOD Rehab	2/19/00	2	2	0	1	1	0	0	15
	3888	Harney Street	Rent	MOD Rehab	1/27/00	5	5	4	0	0	1	0	15
	2505	Jefferson Street	Rent	MOD Rehab	3/25/00	4	4	4	0	0	0	0	15
	311	28th Street	Rent	MOD Rehab	8/04/99	2	2	0	0	2	0	0	15
	564	Olivewood Terrace	Rent	MOD Rehab	1/20/00	2	2	0	0	2	0	0	15
	3228	Central Avenue	Rent	MOD Rehab	11/11/99	2	2	0	1	1	0	0	15
	653	60th Street	Rent	MOD Rehab	1/19/00	3	3	0	0	2	1	0	15
	2951	K Street	Rent	MOD Rehab	9/29/99	7	7	0	7	0	0	0	15
	3670	Birch Street	Rent	MOD Rehab	1/12/00	2	2	0	0	2	0	0	15
	1440	40th Street, South	Rent	MOD Rehab	10/16/99	16	16	0	1	14	1	0	15
	3003	Greely Avenue	Rent	MOD Rehab	11/20/99	3	3	0	3	0	0	0	15
	536	Sicard Street	Rent	MOD Rehab	12/28/99	8	8	0	8	0	0	0	15
	2983	Webster Avenue	Rent	MOD Rehab	4/06/00	2	2	0	2	0	0	0	15
	515	31st Street, South	Rent	MOD Rehab	12/21/99	4	4	0	3	1	0	0	15
	634	Fergus Street (1/2)	Rent	MOD Rehab	10/16/99	4	4	0	4	0	0	0	15
	711	61st Street, North	Rent	MOD Rehab	11/28/99	8	8	4	3	1	0	0	15
Peachtree Inn	915	F Street	Loan	Hsg Commission	7/06/99	300	60	60	0	0	0	0	10
La Jolla Point	7939	Avenida Navidad	Loan	MF Bonds	11/01/00	328	66	0	21	45	0	0	12
Island Gardens	3545	Island Avenue	Rent	MOD Rehab mfb	5/01/01	122	121	0	0	109	12	0	15
	3525	Island Avenue	Rent	MOD Rehab	5/01/01	46	46	0	0	40	6	0	15
	4204	Keeler Avenue	Rent	MOD Rehab	8/13/00	6	6	0	5	1	0	0	15
	3467	Oceanview Boulevard	Rent	MOD Rehab	9/30/00	2	2	0	0	0	2	0	15
	514	32nd Street	Rent	MOD Rehab	3/24/01	3	3	0	2	1	0	0	15
Number of Units for Group 2:						6,061	1,663	340	569	629	109	16	
Total Units for Groups 1 & 2:						8,160	2,873	342	985	1,227	287	32	

(3) Rent restrictions apply for a minimum of 10 years and are renewable in 5 year increments, upon each loan renewal, for a maximum of 30 years.

(4) Owner may elect to extend the loan and the rent restrictions for another 10 years.

CITY OF SAN DIEGO HOUSING ELEMENT PRESERVATION OF ASSISTED UNITS

Project Name	Project Address	Type	Program	Date Expires	Total Units	Restricted Units	Restricted Units - Bedroom Mix					Unit Age	
							0	1	2	3	4		
ASSISTED UNITS WITH HUD APPROVED PLANS OF ACTION:													
*Meadowbrook Park Apts I	7844	Paradise Valley Rd	Loan	SEC 221(d)3	5/14/89	208	208	0	0	144	64	0	20
*Meadowbrook Park Apts II	7844	Paradise Valley Rd	Loan	SEC 236	6/30/90	240	240	0	0	160	80	0	20
Mt Aguilar Apts	5765	Mount Alifan Drive	Loan	SEC 221(d)3	5/25/91	312	311	0	0	276	35	0	20
Penasquitos Gardens	10752	Carmel Mountain Rd	Loan	SEC 221(d)3	5/25/91	504	504	0	0	440	64	0	20
Penasquitos Village	10955	Carmel Mountain Rd	Loan	SEC 221(d)3	11/25/89	332	332	0	92	240	0	0	20
San Diego Leisure Life Vlge	14448	Penasquitos Drive	Loan	SEC 221(d)3	2/24/87	248	248	0	80	168	0	0	20
Second Imperial Manor	2002	Rimbey Street	Loan	SEC 236 (8)	4/21/91	240	240	0	0	200	40	0	20
Vista Terrace Hills	1606	Del Sur Boulevard	Loan	SEC 236 (8)	12/17/91	262	262	0	0	0	210	52	20
Coronado Terrace I	1183	25th Street (SB)	Loan	SEC 236 (8)	9/27/91	160	160	0	0	148	12	0	20
Coronado Terrace II	1183	25th Street (SB)	Loan	SEC 236 (8)	5/02/92	152	152	0	0	120	32	0	20
Number of Units:						2,658	2,657	0	172	1,896	537	52	

* Approval projected for 3/94

10-Jan-95 smsh3

SAN DIEGO HOUSING COMMISSION
DENSITY BONUS PROJECTS

PROJECT ADDRESS	DATE EXPIRES	TOTAL UNITS	RESTRICTED UNITS
2465 Fairmount Avenue	8/01/01	7	1
344-348 S. Ozark Street	9/01/02	27	5
4626 W. Point Loma Blvd.	5/01/02	7	1
1204 Goodyear Street	1/01/04	4	1
4425-4433 Tremont Street	2/01/04	28	6
10360 Maya Linda Road	5/01/04	354	71
3265-95 Oceanview Blvd.	11/01/03	32	6
335 34th Street	5/01/04	12	3
3244 McLarens Lane	5/01/04	6	1
2707 Highland Avenue	8/01/04	24	3
3586 Villa Terrace	4/01/04	3	1
4665 Oregon Street	10/01/03	8	1
1379 27th Street	2/01/05	88	18
641 South 31st Street	3/01/04	6	1
4420 Jewell Street	5/01/04	5	1
4571 Altadena Avenue	8/01/04	7	1
2743 "B" Street	9/01/04	14	1
2722-82 "B" Street	10/01/04	52	1
4420-28 Delta Street	8/01/04	50	8
7007 Saranac Street	10/01/04	18	4
4910-16 Imperial Avenue	7/01/05	14	2
2721 46th Street	6/01/06	7	1
4267 Juniper Street	12/01/05	10	3
404 North 47th Street	10/01/05	60	12
1652-54 Oliver Street	8/01/04	8	2
3344 Van Dyke Avenue	12/01/04	8	1
3333 46th Street	11/01/04	5	1
4530 Idaho Street	11/01/04	8	1
1454-1524 Oro Vista Road	1/01/05	185	32
4594 Imperial Avenue	12/01/04	8	2
4402 Delta Street	12/01/04	34	6
3121 Fairmount Avenue	1/01/05	8	1
324 Willow Road	1/01/05	224	39
7936 Avenida Navidad	4/01/05	328	65
811-817 South 47th Street	10/01/06	24	4
4527 50th Street	1/01/05	7	1
3553 Landis Street	2/01/05	5	1
4343-47 "C" Street	2/01/05	13	3
4370-80 Tremont Street	1/01/05	21	4
4535 50th Street	3/01/05	7	1
3845 Winona Street	2/01/06	15	2
2204-10 W. Jewett Street	4/01/05	12	2
3821 Arizona Street	8/01/05	15	3
2551-55 Ulric Street	9/01/07	10	2
3434 Florence Street	6/01/06	16	3
2806 Fairmount Avenue	6/01/05	12	1
5734 Mildred Street	7/01/06	6	1
3010-20 Cowley Way	6/01/06	70	7
4341 Beta Street	8/01/06	17	3
3808 Cottonwood Street	7/01/05	6	1
4114 Camino de La Plaza	3/01/06	176	35
1120-1260 San Ysidro Blvd	3/01/06	161	32
1934 Missouri Street	3/01/06	7	1

San Diego Housing Commission
Density Bonus Program
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PROJECT ADDRESS	DATE EXPIRES	TOTAL UNITS	RESTRICTED UNITS
4575 Winona Avenue	12/01/05	8	2
4000-4075 Messina Drive	10/01/07	145	21
4061-73 Beyer Boulevard	3/01/06	64	10
2217 Burroughs Street	3/01/06	20	3
1676 Chalcedony Street	9/01/06	4	1
311 N. Cottonwood Road	12/01/05	16	2
4520 51st Street	3/01/06	11	2
3362 "C" Street	1/01/06	11	3
4770 Home Avenue	1/01/07	68	12
202-208 Ozark Street	5/01/07	41	8
4231 Voltaire Street	3/01/06	21	4
331 S. Bancroft Street	3/01/06	5	1
4638 Kensington Drive	9/01/06	5	1
8174 Dodie Street	8/01/06	5	1
5411 Santa Margarita	8/01/06	47	9
5069 University Avenue	8/01/06	27	4
7110 Shoreline Drive	11/01/07	256	51
5410-20 Lea Street	4/01/06	21	4
1630 Elm Avenue	1/01/06	9	2
4020 Van Dyke Avenue	1/01/06	9	2
2005 Avenida Del Mexico	9/01/06	49	10
314 N. Ozark Street	4/01/07	31	6
601-631 Blackshaw Lane	6/01/07	86	17
3101 Juniper Street	11/01/06	8	2
3719-25 Villa Terrace	8/01/06	16	3
3675 Arizona Street	4/01/06	8	1
4553 Oregon Street	8/01/06	8	1
4122 44th Street	11/01/06	5	1
4541 Texas Street	7/01/06	9	2
4544 Oregon Street	12/01/06	9	2
5030-50 "A" Street	6/01/06	22	4
3082 "E" Street	6/01/06	7	1
201-207 Ozark Street	10/01/06	27	5
3759-67 Pershing Avenue	8/01/06	16	3
3745 Pershing Avenue	11/01/06	8	2
3735 Pershing Avenue	11/01/06	8	2
6625-31 Tait Street	8/01/06	32	4
2778 "C" Street	12/01/06	16	1
3675 Arnold Avenue	12/01/06	8	2
4617-19 Hamilton Street	4/01/07	6	1
4486 Arizona Street	1/01/07	9	2
4478 Arizona Street	1/01/07	7	1
3674 Nile Street	12/01/06	9	2
4459 Arizona Street	3/01/07	9	2
4453 Arizona Street	3/01/07	9	2
3814 Arnold Avenue	3/01/07	8	2
3762 Villa Terrace	4/01/07	8	2
4352-80 Delta Street	6/01/07	72	14
606 27th Street	12/01/06	32	4
138-40 East Park Avenue	8/01/07	11	2
225-241 50th Street	7/01/07	44	9
801-811 26th Street	3/01/08	18	3

San Diego Housing Commission
Density Bonus Program
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PROJECT ADDRESS	DATE EXPIRES	TOTAL UNITS	RESTRICTED UNITS
3717 Van Dyke Avenue	4/01/07	6	1
3984 Lamont Street	7/01/07	8	1
2934 "F" Street	11/01/08	8	1
2399 E. Beyer Boulevard	5/01/07	24	1
1119 Oliver Avenue	6/01/07	5	1
3817 41st Street	2/01/07	10	2
2055-2155 Westinghouse St.	9/01/07	187	15
2731-33 "A" Street	6/01/11	9	2
4243 Menlo Avenue	2/01/07	7	1
3502 Angelucci Street	10/01/07	60	12
3745 Villa Terrace	12/01/06	7	1
4330 Campus Avenue	3/01/07	8	1
5021-29 Logan Avenue	3/01/07	22	4
4042 42nd Street	4/01/07	8	1
225 North Ozark Street	3/01/08	12	1
4226 Chamoune Avenue	3/01/07	7	1
550 Stork Street	11/01/08	15	3
4115 Estrella Avenue	3/01/07	5	1
3338 Herman Avenue	8/01/07	5	1
4175 Highland Avenue	12/01/07	5	1
4073 Chamoune Avenue	8/01/07	5	1
475-525 34th Street	5/01/07	16	4
3261-69 Martin Avenue	7/01/07	24	5
4010-50 Parkhaven Ct.	9/01/07	40	8
3909 "C" Street	8/01/07	22	5
1948 Missouri Street	5/01/09	14	2
2122 Balboa Avenue	1/01/08	7	1
6434-54 Akins Avenue	11/01/08	48	10
4070 42nd Street	8/01/07	6	1
3376 Grim Avenue	9/01/07	5	1
2644 Hornblend Street	5/01/07	5	1
820 Payne Street	7/01/07	4	1
4165-75 Swift Avenue	4/01/08	19	4
4845 Narragansett Avenue	7/01/07	5	1
340-390 W. University Ave.	10/01/07	29	6
2412 Fairmount Avenue	11/01/09	24	5
1749 Reed Avenue	8/01/07	11	2
3730 39th Street	10/01/07	9	1
1948-52 Emerald Street	9/01/07	8	2
4641-4677 Home Avenue	4/01/09	86	17
3731 37th Street	10/01/07	5	1
3846 35th Street	12/01/07	6	1
3751 37th Street	12/01/08	10	2
4230 Cherokee Avenue	12/01/07	7	1
4230 46th Street	12/01/07	7	1
4566 51st Street	12/01/07	5	1
4664 Wilson Avenue	10/01/07	12	1
3738 Chamoune Avenue	10/01/07	5	1
1984 Harrison Avenue	7/01/09	6	1
2782 Broadway	11/01/08	27	1
4233 47th Street	4/01/08	7	1
4232 46th Street	3/01/08	7	1

PROJECT ADDRESS	DATE EXPIRES	TOTAL UNITS	RESTRICTED UNITS
4222 Cherokee Avenue	3/01/08	7	1
4234 Euclid Avenue	4/01/08	7	1
110-112 Tennie Street	8/01/08	10	2
4388 Delta Street	4/01/09	28	6
4212 47th Street	5/01/08	7	1
4266 41st Street	4/01/08	7	1
4246 42nd Street	4/01/08	7	1
340-342 49th Street	5/01/08	13	2
3850 35th Street	4/01/08	6	1
3711 Louisiana Street	3/01/08	6	1
4345 McClintock Street	3/01/08	7	1
3756 Marlborough Drive	4/01/08	6	1
2561-95 Ulric Street	5/01/08	29	5
5510-50 Mildred Street	4/01/09	30	6
2787 "E" Street	4/01/09	22	1
1016 Hornblend Street	4/01/08	8	2
4828-30 Art Street	8/01/08	19	4
4242-44 Cherokee Avenue	9/01/08	7	1
3746 46th Street	7/01/08	5	1
4244 Highland Avenue	8/01/08	7	1
4324 51st Street	8/01/08	7	1
4236 45th Street	8/01/08	7	1
4238 Cherokee Avenue	9/01/08	7	1
4344 Estrella Avenue	9/01/08	7	1
4482 North 48th St.	9/01/08	7	1
4466 North 48th St.	9/01/08	7	1
4258 34th Street	9/01/08	7	1
4355 McClintock Street	9/01/08	7	1
4349 McClintock Street	9/01/08	7	1
4460 Altadena Avenue	9/01/08	7	1
4466 Altadena Avenue	9/01/08	7	1
4262 Van Dyke Avenue	11/01/10	7	1
4333 Altadena	9/01/08	7	1
4447 49th Street	1/01/09	7	1
4327 50th Street	1/01/09	7	1
4416 47th Street	4/01/09	10	2
4478 50th Street	7/01/09	7	1
4255 Winona Avenue	10/01/09	7	1
4243 50th Street	6/01/09	11	2
4238-42 36th Street	3/01/09	7	1
4473 Winona Avenue	8/01/09	7	1
4455 Winona Avenue	8/01/09	7	1
4204 Copeland Avenue	1/01/09	7	1
4328 McClintock Street	5/01/09	7	1
4251 Euclid Avenue	2/01/09	7	1
4158 Utah Street	1/01/10	7	1
3806 45th Street	7/01/09	6	1
4284 Winona Avenue	7/01/09	7	1
4470 50th Street	10/01/09	7	1
4177 Iowa Street	7/01/09	7	1
4214 34th Street	5/01/09	7	1
4910-20 Oceanview Blvd.	8/01/10	10	2

PROJECT ADDRESS	DATE EXPIRES	TOTAL UNITS	RESTRICTED UNITS
3042-46 Iris Street	8/01/10	24	1
4453 Market Street	2/01/09	20	1
4645 Nogal Street	3/01/09	16	2
4241 Swift Avenue	6/01/09	7	1
4222 Felton Street	8/01/09	7	1
4378 Marlborough Avenue	10/01/09	7	1
3867 44th Street	10/01/09	7	1
3909 Florida Street	7/01/10	14	1
4236 51st Street	12/01/09	7	1
3818 41st Street	4/01/10	6	1
4227 45th Street	9/01/09	7	1
1432 Madison Avenue	10/01/09	8	1
1763-71 Elm Avenue	11/01/09	11	2
4219 35th Street	11/01/10	7	1
4326 39th Street	12/01/09	7	1
4368 Marlborough Avenue	4/01/10	7	1
4133 Florida Street	12/01/09	7	1
4326 Altadena Avenue	4/01/10	7	1
4143 Hamilton Street	5/01/10	7	1
4344 41st Street	7/01/10	7	1
4225 35th Street	11/01/10	7	1
4461 50th Street	4/01/10	7	1
4365 Swift Avenue	5/01/10	6	1
4235 Menlo Avenue	4/01/10	7	1
4239 Menlo Avenue	4/01/10	7	1
4035 44th Street	4/01/10	7	1
4065-75 Louisiana Street	9/01/10	14	2
7105-14 Eastman	9/01/10	43	4
2111-45 Avenida del Mexico	7/01/10	15	3
4049 Texas Street	9/01/10	7	1
4144-50 48th Street	12/01/10	8	2
4143 Mississippi St.	10/01/10	7	1
4076 Oregon Street	6/01/11	7	1
4128 Mississippi Street	12/01/10	7	1
3564 43rd Street	6/01/10	6	1
4666 Utah Street	10/01/10	6	1
3784 39th Street	2/01/11	6	1
4163 Cleveland Avenue	5/01/11	8	1
4161 Louisiana Street	6/01/11	7	1
4169 Louisiana Street	6/01/11	7	1
4036 Utah Street	3/01/11	7	1
4575 Campus Avenue	3/01/11	6	1
4535 52nd Street	6/01/11	8	2
4359 38th Street	3/01/11	7	1
4120 Campus Avenue	6/01/11	6	1
2616 Highland Avenue	6/01/11	6	1
2620 Highland Avenue	6/01/11	6	1
4067 Florida Street	4/01/11	7	1
4084 Hamilton Street	5/01/11	7	1

Total: 980

SAN DIEGO CITY REDEVELOPMENT AGENCY

RESIDENTIAL PROJECTS

FUNDED BY LOW/MOD FUNDS, AS OF OCTOBER 1993

PROJECT NAME	TERM OF AFFORDABILITY	TOTAL UNITS	RESTRICTED UNITS
Horton 4th Avenue	55 years	65	51
Horton House	55 years	153	150
J Street Inn	30 years	221	221
Lions Manor	50 years	131	129
Market Street Square	55 years	192	40
Island Inn	25 years	200	197
Columbia	55 years	150	148
Cole Building	35 years	44	44
Pacific Villas	55 years	100	96
YMCA	35 years	20	20
Rachel's Center	15 years	9	9
Hacienda Plaza	55 years	52	51
Del Mar Apartments	30 years	34	34
The Bridge	20 years	8	8
Mercado Apartments	55 years	144	144
YMCA Oz	20 years	10	<u>10</u>

Total: 1,352

San Diego Association of Governments

BOARD OF DIRECTORS

July 27, 1990

AGENDA REPORT No.: R-60

TECHNICAL APPENDIX D

SANDAG Adoption of Regional Housing Needs Statement

REGIONAL HOUSING NEEDS STATEMENT (1991-1996)

Introduction

The Regional Housing Needs Statement provides the local jurisdictions with information that meets State requirements for the revision of their housing elements. The information in this report updates the Regional Housing Needs Statement adopted by SANDAG in 1984. The Board of Directors accepted the Regional Housing Needs Statement for distribution at the April Board meeting. The report has been reviewed and acted upon by all the cities and the County. The report was also submitted to the State Department of Housing and Community Development (HCD) for its review and comment.

It is my

RECOMMENDATION

that the Board of Directors approve the Regional Housing Needs Statement including the regional share and fair share tables for 1991-1996.

Discussion

According to State law, local governments must identify their total housing needs and develop goals and programs to address them. Each jurisdiction must include its share of the regional housing needs for all income levels in its housing element. The distribution of low income housing in response to regional housing needs must avoid further geographic concentration. The Regional Housing Needs Statement is important to local agencies as they revise their elements for three reasons: (1) it provides a framework and data sources to assist in the revision process; (2) it identifies the number of new units that each jurisdiction must add in order to respond to the regional growth in households (regional share); and (3) it provides goals for assistance to lower income households during the five-year housing element time frame (fair share).

The local agency must include the regional share in its housing element as part of the needs analysis when it identifies its share of the region's need for new housing. Fair share is a voluntary approach that the region has adopted to provide a means to cooperatively address the needs of lower income households.

Each jurisdiction in the San Diego region must update its housing element once every five years. According to State law, these revisions must be approved by the local agencies no later than July 1, 1991. In order to meet the schedule for such revisions, SANDAG should adopt the Regional Housing Needs Statement.

The most important parts of the Regional Housing Needs Statement are the two tables that are attached to this staff report.

Table A identifies the need for new units (regional share) for the San Diego region and each jurisdiction's share of that need. The regional need (162,229 units) is based on the growth in households and allowances for vacancies and losses in the housing stock. This regional total must be allocated to each jurisdiction to meet the State's requirements. The system for allocation must also respond to a State Attorney's Opinion which states that such systems cannot be based on general plans and zoning. An allocation factor for regional share was assigned to each jurisdiction (column 1) and used to determine each locality's share of the regional need (column 3). This process also was done for a five-year time frame for housing element purposes (column 3) and for all the economic segments in the community (columns 4-7).

Table B identifies the need to assist lower income households (fair share) for the San Diego region and each jurisdiction's share of that need. The regional need (173,787 households) is based on existing lower income households (161,320) and new lower income households (12,467) which need affordable housing. This regional total must also be allocated to each jurisdiction. Although this system responds to State requirements, it is also a regional policy that has been adopted and periodically reaffirmed by SANDAG. An allocation factor which was developed in response to the Board's concern about fair share was assigned to each jurisdiction (column 5) and used to determine each locality's fair share (column 6). Because the regional and local fair share needs far exceed the available resources, a five-year goal has been developed for each jurisdiction. This five-year goal (column 7) provides a numerical objective that the member agencies should attempt to meet through a "good faith diligent effort" as part of their housing element.

All this information will be used by local agencies when they prepare their housing elements/updates. SANDAG staff will continue to provide local staffs with additional housing information as necessary. SANDAG can provide more detailed assistance through the Local Technical Assistance program if member agencies so choose. These services and assistance were outlined in a meeting the staff sponsored for all the local housing element planners. Finally, SANDAG co-sponsored a workshop with the State Department of Housing and Community Development (HCD) in order to provide a more intensive briefing for local staffs on the state requirements and procedures for revisions to the Housing element.



KENNETH E. SULZER
Executive Director

Attachments

**ADOPTING THE REGIONAL HOUSING NEEDS
STATEMENT INCLUDING THE REGIONAL SHARE
AND FAIR SHARE TABLES FOR 1991-1996**

WHEREAS, on October 26, 1984, the San Diego Association of Governments adopted a Regional Housing Needs Statement for the period 1985 to 1991, which recommended the "regional share" and "fair share" of housing needs for each jurisdiction as part of the San Diego region's housing needs; and

WHEREAS, the existing Statement relied upon the 1980 Census, Series 6 Regional Growth Forecast, and other information available at that time; and

WHEREAS, the effective period of the Statement (1985 - 1991) is about to lapse; and

WHEREAS, the jurisdictions in the San Diego region will be submitting revised Housing elements for review and comment by the State Department of Housing Development and Community Development; and

WHEREAS, the State Housing law requires each jurisdiction to identify its share of the region's housing need as part of its Housing element and to avoid the concentration of lower income households; and

WHEREAS, the San Diego Association of Governments has revised the Regional Housing Needs Statement for 1991-1996 which uses updates to the 1980 Census, Series 7 Regional Growth Forecasts, and other information more currently available; and

WHEREAS, the adoption of the revised Housing Needs Statement would provide a step in a locally developed method of addressing housing needs of all households; NOW THEREFORE

BE IT RESOLVED that the Board of Directors of the San Diego Association of Governments adopts the Regional Housing Needs Statement including the regional share and fair share tables for 1991-1996.

PASSED AND ADOPTED this 27th day of July, 1990.

CHAIRPERSON

ATTEST: SECRETARY

Table A

Regional Share By Jurisdiction
Regional Housing Needs Statement
San Diego Region
1/89 - 7/96

Jurisdiction	Allocation Factor	Total Regional Share Housing Units (1/89 to 7/96)	5-Year Regional Share Housing Units (7/91 to 7/96)	Distribution by Income Categories (Housing Units)			
				Very Low 23%	Low 17%	Moderate 21%	All Other 39%
Carlsbad ¹	5.8	9,409	6,273	1,443	1,066	1,317	2,447
Chula Vista	3.3	5,354	3,569	821	607	749	1,392
Coronado	0.6	973	649	149	110	136	254
Del Mar	0.2	324	216	50	37	45	84
El Cajon	1.9	3,082	2,055	473	349	432	801
Encinitas	1.3	2,109	1,406	323	239	295	549
Escondido	6.2	10,058	6,705	1,542	1,140	1,408	2,615
Imperial Beach	0.2	324	216	50	37	45	84
La Mesa	1.3	2,109	1,406	323	239	295	549
Lemon Grove	0.7	1,136	757	174	129	159	295
National City	1.0	1,622	1,081	249	184	227	421
Oceanside	6.9	11,194	7,463	1,716	1,269	1,567	2,911
Poway	2.0	3,245	2,163	497	368	454	844
San Diego	40.5	65,703	43,802	10,074	7,446	9,198	17,084
San Marcos	3.4	5,516	3,677	846	625	772	1,434
Santee	1.8	2,920	1,947	448	331	409	759
Solana Beach	0.2	324	216	50	37	45	84
Vista	3.6	5,840	3,893	895	662	818	1,518
Unincorporated	19.1	30,986	20,657	4,751	3,512	4,338	8,056
Regional Total	(1)	(162,229) (2)	(108,801) (3)	(25,024) (4)	(18,497) (5)	(22,846) (6)	(42,434) (7)

Column 1: From Table 57 (Column 5)

Column 2: Column 1 Percent x Control Total Housing Needs 162,229 (See Text: Regional Share)

Column 3: (Column 2) x (5 Years ÷ 7.5 Years)

Columns 4/5/6/7: Column 3 Needs x .23 (Col. 4), .17 (Col. 5), .21 (Col. 6), and Balance (Col. 7)

¹Carlsbad accepted the regional share as interim goals.

Source: SANDAG Regional Housing Needs Statement Tables and Series 7 Regional Growth Forecast

Table B

Fair Share By Jurisdiction
Regional Housing Needs Statement
San Diego Region
1991 - 1996

<u>Jurisdiction</u>	<u>Existing "Fair Share" (Percent)</u>	<u>Existing "Fair Share" (Households)</u>	<u>Growth "Fair Share" (Percent)</u>	<u>Growth "Fair Share" (Households)</u>	<u>Total "Fair Share" (Percent)</u>	<u>Total "Fair Share" (Households)</u>	<u>Five-Year Goals</u>
Carlsbad ¹	5.1	8,227	6.2	773	5.2	9,000	1,125
Chula Vista	4.9	7,905	4.5	561	4.9	8,466	1,058
Coronado	1.2	1,936	1.1	137	1.2	2,073	259
Del Mar	0.3	484	0.3	37	0.3	521	65
El Cajon	2.2	3,549	1.7	212	2.2	3,761	470
Encinitas	2.5	4,033	2.2	274	2.5	4,307	538
Escondido	3.9	6,291	3.8	474	3.9	6,765	846
Imperial Beach	0.2	323	0.1	12	0.2	335	42
La Mesa	2.1	3,388	1.8	224	2.1	3,612	452
Lemon Grove	0.8	1,291	0.8	100	0.8	1,391	174
National City	0.2	323	-0.3	(-37)	0.2	298	37
Oceanside	4.4	7,098	5.1	636	4.4	7,734	967
Poway	2.6	4,194	2.6	324	2.6	4,518	565
San Diego	43.0	69,368	41.4	5,161	42.9	74,529	9,316
San Marcos	2.4	3,872	2.8	349	2.4	4,221	528
Santee	3.0	4,840	3.2	399	3.0	5,239	655
Solana Beach	0.9	1,452	0.8	100	0.9	1,552	194
Vista	2.1	3,388	2.2	274	2.1	3,662	458
Unincorporated	18.2	29,360	19.8	2,468	18.3	31,828	3,979
Regional Total	(1)	(161,320) (2)	(3)	(12,467) (4)	(5)	(173,787) (6)	(21,728) (7)

Column 1: From Table 59, Column 6

Column 2: Column 1 x Control Total: 161,320 (From Existing Need For All Housing Assistance Plans in San Diego Region)

Column 3: From Table 60

Column 4: Column 3 x Control Total: 12,467 (Existing Need (161,320) ÷ Existing Occupied 876,717 = (.184) x Household Growth 1989 to 1995 (81,306) x 5 Years ÷ 6 Years for 5 Year Total = 67,755).

Column 5: Column 2 + Column 4 ÷ Regional Total: 173,787 (161,320 + 12,467)

Column 6: Column 2 + Column 4

Column 7: Column 6 x 2.5% Per Year (Good Faith Effort)

¹Carlsbad accepted fair share as interim goals.

Source: SANDAG Housing Needs Statement Tables

TECHNICAL APPENDIX E
Methodology for Estimating Vacant and Redevelopable
Land Available for Residential Development

The estimate of vacant and redevelopable land available for residential development was based on the San Diego Association of Government's (SANDAG's) Series 8 Regional Growth Forecast.

The Regional Growth Forecast is prepared by SANDAG at periodic intervals and includes projections of population, housing and employment. The Series 8 Forecast provides projections for the years 2000 and 2005. The 2005 Forecast was utilized for the Housing Element.

For the City of San Diego, the adopted community plans were used to assign the type and density of development that could occur on usable vacant land. In addition to vacant land, the Series 8 Forecast also projected potential redevelopable and infill land. The City of San Diego Planning Department assisted SANDAG with this part of the analysis by identifying existing development that had the most potential for change over the forecast period through either redevelopment or infill. Redevelopment implies a change of land use such as single-dwelling areas converting to multiple dwelling use, while infill implies an intensification of an area with no change in land use (e.g. lot splits in a single dwelling area for other dwelling units).

The City's Planning Department advised SANDAG to assume in their forecasting model that vacant land would develop to 95 percent of maximum density, while redevelopable land would develop to 75 percent of maximum density. This input was based on the Department's judgement as to the extent to which vacant land redevelopable land generally tended to develop to maximum allowable densities, in accordance with applicable land use designations and zoning.

To make the projections most meaningful for the Housing Element, SANDAG aggregated the projections for vacant land, infill and redevelopment into three density categories: 0 - 10 dwelling units/acre, 10.1 - 25 dwelling units/acre, and 25.1 dwelling unit/acre and above.

The 0 - 10 units/acre category roughly corresponds to single-dwelling development available for households having incomes above the moderate-income level.

The 10.1 - 25 units/acre category roughly corresponds to densities which could produce housing potentially affordable to moderate-income households.

The 25.1 dwelling unit/acre and above category roughly corresponds to densities which are most likely to produce housing affordable to low- and very low-income households.

TECHNICAL APPENDIX F

Relationship of Goals and Objectives from 1986 Housing Element to 1991 Housing Element

<u>1986 Goal</u>	<u>Placement in 1991 Housing Element</u>
Availability of Adequate Sites for the Development of a Variety of Types of Housing for all Income Levels, Including Rental Housing, Factory-Built Housing, and Mobile Homes over the Next Five Years	Goal 1
<u>Objective(s) under Goal:</u>	
Development Capacity	Provision of an Adequate Site Inventory
<u>1986 Goal</u>	
An Adequate Supply of Housing to Meet the Needs of Low and Moderate Income Households in General, as Well as the Needs of Specific Low and Moderate Income Subgroups (e.g. Elderly, Handicapped, Military and Students)	Goal 1 and Goal 5
<u>Objective(s) under Goal:</u>	
Fair Share	Goal 5/Fair Share
Housing for the Elderly	Goal 1/New Construction
Housing for the Handicapped/ Disabled	Goal 1/New Construction
Housing for the Military	Goal 1/New Construction
Housing for Students	Goal 1/New Construction
Housing for Homeless	Goal 1/New Construction
Manufactured Housing	Goal 1/New Construction Goal 5/Housing Afford.
Housing for Farmworkers	Goal 1/New Construction
Reduction of Governmental Constraints	Goal 3

1986 Goal

High Level Maintenance and/or
Upgrading of the Quality, Safety,
and Livability of San Diego's
Housing Stock

Goal 2

Objective(s) under Goal:

Rehabilitation and Conservation

Maintenance and
Conservation
Rehabilitation

1986 Goal

Availability of Adequate and
Affordable Housing for Low and
Moderate-Income Households

Goal 4

Objective(s) under Goal:

Housing Affordability Assistance

Housing Affordability

1986 Goal

Promotion of a City-wide Environment
in Which All People, Regardless of
Their Ethnic or Racial Background,
Religious Persuasion, Marital Status,
Gender, Age, Physical Handicap, or
Sexual Orientation Will Have an Equal
Opportunity to Avail Themselves of
Housing

Goal 5

Objective(s) under Goal:

Housing Discrimination

Reduction of Housing
Discrimination

1986 Goal

Reduction and/or Minimization of the
Overall Level of Energy Consumption in
Both Existing Housing and New
Construction

Goal 5

Objective(s) under Goal:

Energy Conservation

Energy Conservation

Goals and Objectives in 1986 Housing Element

Progress

Appropriateness

GOAL I. AVAILABILITY OF ADEQUATE SITES FOR THE DEVELOPMENT OF A VARIETY OF TYPES OF HOUSING FOR ALL INCOME LEVELS, INCLUDING RENTAL HOUSING, FACTORY-BUILT HOUSING, AND MOBILE HOMES OVER THE NEXT FIVE YEARS.

Merged with goal in previous Housing Element on ADEQUATE SUPPLY OF HOUSINGto become the "New Construction Goal" of the new Housing Element: TO ENSURE THE DEVELOPMENT OF SUFFICIENT NEW HOUSING FOR ALL INCOME GROUPS TO ACCOMMODATE SAN DIEGO'S ANTICIPATED SHARE OF REGIONAL GROWTH OVER THE NEXT HOUSING ELEMENT CYCLE, FY 1991-FY 1996.

QUANTIFIED OBJECTIVE: To maintain an appropriate site inventory that is suitably distributed and at least 2.5 times the City's annual growth needs. Potential dwelling unit capacity shall not be less than 16,150 units.

Remaining dwelling unit capacity is estimated to be approximately 133,000, a decrease of 51,000 from July, 1985. The estimate of 133,000 exceeds the quantified objective of 16,150 units.

The new DEVELOPMENT CAPACITY QUANTIFIED OBJECTIVE is to maintain a site inventory of 87,604 units. This is equal to twice the City's regional share goals of 43,802 units as defined by SANDAG. The term "annual growth needs" has been replaced by "regional share goal" to better reflect annual variations in growth rates as well as to better reflect the City's estimated remaining capacity of roughly 133,000 units.

GOAL II. ADEQUATE SUPPLY OF HOUSING TO MEET THE NEEDS OF LOW-AND MODERATE-INCOME HOUSEHOLDS IN GENERAL, AS WELL AS SPECIFIC LOW- AND MODERATE-INCOME GROUPS (E.G. ELDERLY, HANDICAPPED, MILITARY, AND STUDENTS.)

This goal plus the goal on AVAILABILITY OF ADEQUATE SITES now constitute the "New Construction" Goal of the new Housing Element: TO ENSURE THE DEVELOPMENT OF SUFFICIENT NEW HOUSING FOR ALL INCOME GROUPS TO ACCOMMODATE SAN DIEGO'S ANTICIPATED SHARE OF REGIONAL GROWTH OVER THE NEXT HOUSING ELEMENT CYCLE, FY 1991-1996.

QUANTIFIED OBJECTIVE: Growth "Fair Share" Housing (Lower Income Households Requiring Assistance.) Develop 250 housing units for non-specified low income households.

The City provided 4,275 units for non-specified lower income households. 139 units guaranteed affordable to Very Low-Income households (all public housing) were produced. 4,136 low-income units restricted by occupancy but whose low-income affordability is not guaranteed were produced. (referenced on pgs. 43-47) OF FY 89-FY 90 Housing Element Annual Review.

This objective is addressed in the new Housing Element under the FAIR SHARE AND COMMUNITY BALANCE QUANTIFIED OBJECTIVE: "To provide assistance to Very Low and Low Income households a rate not less than 2.5 percent per year of the City's total fair share. This equates to a total five-year goal of assistance to 9,316 households."

QUANTIFIED OBJECTIVE: Housing for the Elderly. Construct 2,565 rental units for low-and moderate-income households.

A total of 2,993 housing units for the elderly were provided. 37 of these units are classified as low-income housing opportunities, while 1,274 units are in congregate care facilities. Therefore, the quantified objective was not achieved because so few of the units serve low-income elderly citizens.

This objective now falls under the "New Construction" QUANTIFIED OBJECTIVE: To develop at least 7,900 units of housing for Low Income households and at least 1,200 units of housing for Very Low Income households. Whereas the previous element had separate policies and programs for specific subpopulation groups such as the Elderly, Handicapped, etc, the new Housing Element consolidates these policies and programs under the "New Construction" goal. A specific target of 175 units has been identified for the Section 202, 801 and 811 programs which produces housing for the elderly and handicapped. Also, the new Housing Element adds programs to amend the Living Unit and Senior Citizen Conditional Use Permits to facilitate broader use of these tools.

QUANTIFIED OBJECTIVE: Housing for the Handicapped/Disabled. Construct at least 250 units.

Produced 106 units.

This objective has been encompassed within the "New Construction" goal of the new Housing Element. The target of 175 units for the Section 202, 801, and 811 programs referred to above also encompasses housing for the handicapped.

QUANTIFIED OBJECTIVE: Housing Modification for Handicapped/Disabled. Modify 200 homes for handicapped/Disabled occupants.

A total of 237 handicapped/disabled households have received financial assistance in making home modifications, short of the five year objective of assisting 200 households annually or 1,000 households cumulatively. The original objective called for modification of not less than 20 homes. This objective was raised to 200 units per year in 1987 as a result of the first year's performance.

The same objective for the Section 202, 801 and 811 programs referenced above also addresses the handicapped.

QUANTIFIED OBJECTIVE: Housing for the Military. Construct 920 dwelling units for military occupants and their dependents.

520 new military units were completed within the City.

Classified under the "New Construction" goal of the new Housing Element. A target of 1,200 new military housing units is projected over the five year plan period.

QUANTIFIED OBJECTIVE: Housing for Students. Construction of not less than 625 dwelling units for student housing during the period 1985-1990.

An estimated 716 units were completed.

Classified under the "New Construction" goal of the new Housing Element. The unit of measurement has been changed from housing units to beds to more accurately measure student housing development. A target of 1,265 new beds is projected over the five year plan period.

QUANTIFIED OBJECTIVE: Housing for Homeless. Provide 650 person-spaces in two separate emergency shelter facilities.

Approximately 630 additional shelter spaces were added. The City also provided

Classified under the "New Construction" goal of the new Housing Element. Three targets have been established: 30,000 additional bednights for intermittent shelter spaces; 370

over 8,000 bednights to homeless individuals.

additional ongoing night shelter spaces; and 140 additional transitional shelter spaces.

QUANTIFIED OBJECTIVES: Manufactured Housing. Increase the net supply of mobile homes spaces by 125.

Provide an additional 130 low and moderate income mobile home spaces.

This objective has also been incorporated into the "New Construction" goal with a specific target of acquisition or development of 200 additional mobile home spaces. A new program has also been added to re-examine code requirements for manufactured housing to identify ways in which such housing can be more easily integrated with stick built housing and still is affordable to lower income households.

GOAL III. MINIMIZATION OF GOVERNMENTAL CONSTRAINTS IN THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WITHOUT COMPROMISING THE QUALITY OF GOVERNMENTAL REVIEW OR THE ADEQUACY OF CONSUMER PROTECTION.

Retain same goal: TO MINIMIZE GOVERNMENTAL CONSTRAINTS IN THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WITHOUT COMPROMISING THE QUALITY OF GOVERNMENTAL REVIEW OR THE ADEQUACY OF CONSUMER PROTECTION.

QUANTIFIED OBJECTIVE:
Governmental Constraints. To reduce
by 5 % the current average time for
processing development permits.

Processing times can
be assumed to be
greater due to new
development review
regulations and permit
requirements.
(Landscape regulations.
Parking standards, an
infill ordinance, planned
districts and overlay
zones.)

Because of the difficulty in establishing a
reliable indicator of average processing times
for various discretionary permits, a new
quantified objective for reducing average times
for permit processing has not been defined for
this Housing Element. Instead, an objective
has been defined for completing an update and
simplification of the Zoning Ordinance. This
update will result in a simplified review process
for most discretionary development permits,
thereby contributing to a significant reduction
in processing times.

GOAL IV. HIGH LEVEL MAINTENANCE
AND/OR UPGRADING OF THE
QUALITY, SAFETY, AND LIVABILITY
OF SAN DIEGO'S HOUSING STOCK.

Continue with same goal with an added
emphasis on preservation of the City's
affordable housing stock: TO MAINTAIN AT A
HIGH LEVEL AND UPGRADE WHERE
NECESSARY, THE QUALITY, SAFETY, AND
LIVABILITY OF SAN DIEGO'S HOUSING
STOCK, WITH EMPHASIS ON PRESERVATION
OF SAN DIEGO'S AFFORDABLE HOUSING
STOCK.

QUANTIFIED OBJECTIVES: Rehabilitation and Conservation. Rehabilitate and repair not less than 2,300 dwelling units. Conservation of not less than 93% of the City's housing stock.

Housing Commission rehabilitated 1,966 dwelling units. An estimated 100 additional units in the private market were rehabilitated at affordable rent levels. Approximately .02 percent (926 units) of the City's housing stock was lost through demolition.

Conservation has been combined with maintenance to emphasize the repair and upkeep of housing in sound condition in accordance with minimum health and safety standards. The new objective proposes to reduce the proportion of substandard units from 5 percent to 3 percent of the existing housing stock during the 5 year plan period.

A second objective has been created to address the preservation of existing low income housing : MAINTENANCE AND CONSERVATION. "To preserve at least 90 percent of all federally assisted lower income housing units which are eligible to convert to market rate status by the end of FY 1996...."

Another new objective: REHABILITATION OBJECTIVE, now separate from conservation, is to rehabilitate at least 2,500 housing units, of which at least 1,800 units should be affordable to low income households at 65 percent of area median income (standard under new HOME Program.)

GOAL V. AVAILABILITY OF ADEQUATE AND AFFORDABLE HOUSING FOR LOW- AND MODERATE INCOME HOUSEHOLDS.

Retained the same essential goal: TO SIGNIFICANTLY INCREASE THE NUMBER OF AFFORDABLE HOUSING OPPORTUNITIES FOR BOTH LOWER INCOME RENTERS AND FIRST-TIME HOMEBUYERS.

QUANTIFIED OBJECTIVE: Housing Affordability Assistance. To provide in the form of subsidies for not less than 5,000 households, and in the form of homeownership opportunities for not less than 2,500 households during the period 1985-1990.

Subsidized a total of 8,481 households. An additional 1,891 households were added to the rental subsidy program. Provided 215 households with homeownership opportunities.

Retained same basic quantified objective but separated it into two objectives: one focusing on rental subsidies and one focusing on housing opportunities for first-time homebuyers. The definition of assistance to first-time homebuyers has been expanded to include financial assistance as well as counseling, training, and seminars. A new One QUANTIFIED OBJECTIVE is titled Affordability for Lower Income Renters. It is to provide city assistance in the form of rental subsidies to a at least 1,900 additional lower income households, of whom at least 90 percent should be of very low-income. this would result in a total of 10,300 households receiving rental assistance.

The other new QUANTIFIED OBJECTIVE is titled Affordability for First-Time Home-buyers. It is to assist at least 6,000 low or moderate income first-time home-buyer households with the purchase of an owner-occupied unit. Financial assistance shall be provided to a minimum of 1,000 first-time home-buyers.

GOAL VI. PROMOTION OF A CITY-WIDE ENVIRONMENT IN WHICH ALL PEOPLE, REGARDLESS OF THEIR ETHNIC OR RACIAL BACK-GROUND, RELIGIOUS PERSUASION, MARITAL STATUS, GENDER, AGE, PHYSICAL HANDICAP, OR SEXUAL ORIENTATION WILL HAVE AN EQUAL OPPORTUNITY TO AVAIL THEMSELVES OF HOUSING.

This is now incorporated into the "Administrative" Goal which is: TO FACILITATE COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, TO PROMOTE ACHIEVEMENT OF FAIR SHARE HOUSING GOALS, TO PROMOTE CONSERVATION OF NON-RENEWABLE RESOURCES, AND TO PROMOTE CONSISTENCY WITH THE REMAINDER OF THE GENERAL PLAN AND OTHER MAJOR CITYWIDE PLANNING EFFORTS.

QUANTIFIED OBJECTIVE: A decrease of at least 2 % annually, in the number of complaints alleging the occurrence of discriminatory housing practices under the Fair Housing Act (Title VIII, of the Civil Rights Act of 1968) from the number recorded in 1983.

This objective was not achieved. In 1983, 68 complaints were filed.

FY 1986 = 110

FY 1987 = 112

FY 1988 = 79

FY 1989 = 79

FY 1990 = 66

To achieve the objective, the FY 1990 level would need to have been 59 complaints.

The new QUANTIFIED OBJECTIVE is Housing Discrimination. To decrease by at least 50 percent over the five year period 1991-1996 in the occurrence of incidents of differential treatment against the protected classes under the Fair Housing Act (Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Amendments Act of 1988), the Unruh Civil Rights Act of 1959, and the Fair Employment and Housing Act of 1963, as disclosed by fair housing audits conducted beginning in 1988.

GOAL V. REDUCTION AND/OR MINIMIZATION OF THE OVERALL LEVEL OF ENERGY CONSUMPTION IN BOTH EXISTING HOUSING AND NEW

To expand this energy consumption goal and incorporate this into the "Administrative" goal: "To promote conservation of nonrenewable energy resources."

CONSTRUCTION.

QUANTIFIED OBJECTIVE: Energy Conservation. Reduce by 2 percent the total utility consumption per capita.

This objective has not been met. since FY 1986, kilowatt consumption has slowly, yet consistently increased from 5,613 kwh to 5,469 kwh in 1990.

(New objective must still be developed)

TECHNICAL APPENDIX G

Conditional Use Permit Development Standards
and Locational Criteria for Residential Care Facilities

§ 101.0581 Conditional Use Permit Development Standards and Locational Criteria for Residential Care Facilities

A. PURPOSE AND INTENT

As residential care and similar facilities for dependent and independent living have located throughout the City, the need to address the impacts they have on neighborhood character and balance is necessary. While such facilities provide an important and essential community service, they can have adverse impacts if not located and operated with sensitivity to the surrounding neighborhood. The following locational criteria and development standards are intended to assist in evaluating future applications for residential care facilities.

B. ADMINISTRATION

A Conditional Use Permit is required for residential care facilities for seven or more beds. Conditional Use Permit regulations and procedures are set forth in Chapter X, Article 1, Division 5, Section 101.0510 of the City of San Diego Municipal Code. In addition, any increase in the number of beds approved in the original Conditional Use Permit shall require an amendment to the permit and a noticed public hearing.

C. APPLICATION—FORM AND CONTENT

In addition to the requirements for a Conditional Use Permit the application shall include fully dimensioned plans and specifications indicating sleeping room sizes, storage, other areas and uses, lot area, floor area, floor area ratio, landscaping, surfaced or paved areas, existing on site parking, proposed parking and landscaping.

D. DEVELOPMENT STANDARDS AND LOCATIONAL CRITERIA

The following development standards and locational criteria are intended as minimum requirements for residential care facilities. Since the Conditional Use Permit process is discretionary each application will be considered on its own merit. Additional requirements may be imposed in order to meet community plan objectives and recommendations or to address special circumstances of the proposal including but not limited to State and County licensing requirements.

The following shall be used to assess the impacts the location and concentration of residential care facilities have on the surrounding neighborhood. A permit shall be issued if it is concluded that:

1. The proposed use complies with all the property development regulations of the underlying zone, including but not limited to setbacks, yards, floor area ratio, height and parking, unless a variance to the above standards is granted in conjunction with the Conditional Use Permit.

2. The proposed use is consistent with the goals and recommendations of the adopted Community Plan and General Plan of the City.

3. Sleeping areas meet the following criteria:

a. A minimum of 70 square feet of sleeping area per resident, exclusive of closet or storage space;

b. No room commonly used for other purposes shall be used as a sleeping area. Such rooms shall include but shall not be limited to living rooms, dining rooms, family rooms, dens, recreation rooms, hallways, stairways, unfinished attics, basements, garages, storage areas, sheds or similar attached or detached buildings;

c. No sleeping area shall be used as a public or general passageway to another room, bath or toilet;

d. A minimum of eight square feet of storage (closet or drawers) area shall be provided for each bed.

4. The facility shall provide one full bathroom (toilet, sink, shower and/or bathtub) per seven beds.

5. The facility shall not cause a reduction in required on site parking or conversion of a garage.

6. The facility shall be required to provide on parking space per employee and one parking space for every seven beds, unless the Planning Director determines that additional parking spaces are required.

7. Only on residential care facility shall be permitted per lot or premise and shall be separated by a straight line radius of no less than one-quarter mile to any other type of residential facility measured from property line to property line.

8. The facility shall comply with the citywide landscaping requirements for the underlying zone.

9. The facility shall be required to provide five square feet of living area per bed, exclusive of the sleeping, dining and kitchen areas.

10. Existing and new facilities shall comply with all requirements of the Building Inspection and Fire Departments.

(Added 7-10-89 by O-17318 N.S.)

See next page for definition of Residential Care Facility.

RESIDENTIAL CARE FACILITIES
MUNICIPAL CODE DEFINITION

SECTION 101.0101.96

"A residential care facility is any building, or place which is maintained and operated to provide sleeping accommodations, with or without food service(s) and/or kitchen facilities, for mentally disordered or otherwise disabled persons or dependent persons, or persons in rehabilitation or recovery programs, including but not limited to alcohol or substance abuse treatment, residential and community care facilities as defined by the state or county; programs for wards of the court, county or state, including but limited to work furlough programs or any other probationary residential arrangements; facilities providing counseling services; and facilities receiving any form of governmental funding or subsidy; excluding housing for the elderly, nursing and convalescent homes."

APPENDIX H

GENERALIZED SUMMARY OF ZONING REGULATIONS CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
AGRICULTURAL ZONES										
A1-1	Agricultural Agricultural uses Churches Single-Family Dwellings Stables Farmworkers ⁽¹⁾		25'	20'	25'		1 acre	1 DU/A		None, if in Future Urbanizing Area
A1-5	A1-1 Uses			Same As A1-1			5 acres	1 DU/5A		Same As A1-1
A1-10	A1-1 Uses			Same As A1-1			10 acres ⁽²⁾	1 DU/10A ⁽²⁾		Same As A1-1
A1-20	A1-1 Uses			Same As A1-1			20 acres	1 DU/20A		Same As A1-1
A1-40	A1-1 Uses			Same As A1-1			40 acres	1 DU/40A		Same As A1-1

⁽¹⁾ Housing for 4 or fewer employees is permitted as an accessory use. Also, for 5 or more employees, with or without their immediate families, is permitted, but only one such building is permitted on any parcel of land and the parcel must be at least 10 acres in size. Additionally, in March, 1992, the City Council approved a new Conditional Use Permit for "Temporary Workers Quarters" in agricultural zones.

⁽²⁾ If a Planned Residential Development (PRD) permit is requested, the permitted density is 1 dwelling unit per 4 acres.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
AGRICULTURAL ZONES										
A1-1	Agricultural Agricultural uses Churches Single-Family Dwellings Stables Farmworkers ⁽¹⁾		25'	20'	25'		1 acre	1 DU/A		None, if in Future Urbanizing Area
A1-5	A1-1 Uses			Same As A1-1			5 acres	1 DU/5A		Same As A1-1
A1-10	A1-1 Uses			Same As A1-1			10 acres ⁽²⁾	1 DU/10A ⁽²⁾		Same As A1-1
A1-20	A1-1 Uses			Same As A1-1			20 acres	1 DU/20A		Same As A1-1
A1-40	A1-1 Uses			Same As A1-1			40 acres	1 DU/40A		Same As A1-1

⁽¹⁾ Housing for 4 or fewer employees is permitted as an accessory use. Also, for 5 or more employees, with or without their immediate families, is permitted, but only one such building is permitted on any parcel of land and the parcel must be at least 10 acres in size. Additionally, in March, 1992, the City Council approved a new Conditional Use Permit for "Temporary Workers Quarters" in agricultural zones.

⁽²⁾ If a Planned Residential Development (PRD) permit is requested, the permitted density is 1 dwelling unit per 4 acres.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CITYWIDE SINGLE-FAMILY ZONES										
R1-5000	Single-Family Dwellings Public Parks & Playgrounds Temporary Real Estate Offices in New Subdivisions Up to 2 Lodgers	30'	15'	5' ⁽³⁾	4'	5,000 s.f.		8.7 DU/A	0.60	2 Spaces + 1 Space/2 Lodgers
R1-6000	Same as R1-5000 Except No Lodgers	30'	15'	5' ⁽³⁾	5'	6,000 s.f.		7.3 DU/A	0.60	2 Spaces
R1-8000	Same as R1-6000	30'	15'	5' ⁽³⁾	5'	8,000 s.f.		5.4 DU/A	0.60	2 Spaces
R1-10,000	Same as R1-6000	30'	20'	6' ⁽³⁾	6'	10,000 s.f.		4.35 DU/A	0.60	2 Spaces
R1-15,000	Same as R1-6000	30'	25'	7' ⁽³⁾	7'	15,000 s.f.		2.9 DU/A	0.60	2 Spaces
R1-20,000	Same as R1-6000	30'	25'	8' ⁽³⁾	8'	20,000 s.f.		2.2 DU/A	0.60	2 Spaces
R1-40,000	Same as R1-6000	30'	25'	10' ⁽³⁾	10'	40,000 s.f.		1.1 DU/A	0.45	2 Spaces

⁽³⁾ Applicable to side yards on interior lots. Side yards for corner lots have larger side yard requirements.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED	DISCRETIONARY PERMIT THRESHOLD ⁽⁶⁾
			FRONT	SIDE	REAR						
CITYWIDE MULTIPLE-FAMILY ZONES											
R-3000	R-1 Uses Multi-Family dwellings Churches Public Schools	30'	20'	6'	4'	6,000 s.f.	5,000 s.f.	14.5 DU/A	0.75	See summary of Citywide Multi-Family Parking Requirements	3
R-2500	Same as R-3000	⁽⁴⁾	20'	6'	⁽⁵⁾	6,000 s.f.	2,500 s.f.	17.4 DU/A	⁽⁶⁾	"	4
R-2000	Same as R-3000	⁽⁴⁾	20'	6'	⁽⁵⁾	6,000 s.f.	2,000 s.f.	21.8 DU/A	⁽⁶⁾⁽⁷⁾	"	7
R-1750	Same as R-3000	⁽⁴⁾	20'	6'	⁽⁵⁾	6,000 s.f.	1,750 s.f.	24.9 DU/A	⁽⁶⁾	"	9
R-1500	Same as R-3000	⁽⁴⁾	20'	6'	⁽⁵⁾	6,000 s.f.	1,500 s.f.	2.9 DU/A	⁽⁶⁾	"	11
R-1250	Same as R-3000	⁽⁴⁾	20'	6'	⁽⁵⁾	6,000 s.f.	1,250 s.f.	34.8 DU/A	⁽⁶⁾	"	16
R-1000	Same as R-3000 plus libraries, professional offices, group homes for children	⁽⁴⁾	20'	6'	⁽⁵⁾	7,000 s.f.	1,000 s.f.	43.5 DU/A	⁽⁶⁾	"	

⁽⁴⁾ Maximum height is regulated by several height limitation ordinances which have been adopted, for several communities. Height Limitation Ordinances have been adopted which limit building height to 30' in the Coastal Zone, Clairemont-Mesa, and Uptown and 50' in La Jolla. Otherwise, maximum height is unspecified, except that it is correlated to lot coverage and maximum FAR.

⁽⁵⁾ If the block is bisected by an alley, the rear yard requirement is 4'. With no alley, the requirement is 15'.

⁽⁶⁾ Maximum FAR's in the R-2500 through R-1500 zones may vary between 1.20 and 1.35, depending on building height and lot coverage.

⁽⁷⁾ Maximum FAR in the R-1750 Zone in the Coastal Zone is 0.70.

⁽⁶⁾ Maximum FAR's in the R-1250 and R-1000 zones may vary between 1.80 and 2.10, depending on building height and lot coverage.

⁽⁹⁾ Projects which exceed the number of units shown must obtain the appropriate discretionary permit.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED	DISCRETIONARY PERMIT THRESHOLD ⁽⁹⁾
			FRONT	SIDE	REAR						
CITYWIDE MULTIPLE-FAMILY ZONES (Continued)											
R-800	Same as R-1000	(4)	15'	6'	(5)	7,000 s.f.	800 s.f.	54.4 DU/A	(10)	See summary of Citywide Multi-Family Parking Requirements	20
R-600	Same as R-1000	(4)	15'	6'	(5)	7,000 s.f.	600 s.f.	72.6 DU/A		"	20
R-400	Same as R-1000 plus electric distribution substations and communication equipment facilities	(4)	15' ⁽¹¹⁾	6' ⁽¹¹⁾	(5)(11)	7,000 s.f.	400 s.f.	108.9 DU/A	(12)	"	20
R-200	Same as R-400 plus hotels and motels	(4)	15' ⁽¹¹⁾	6' ⁽¹¹⁾	(5)(11)	10,000 s.f.	200 s.f.	217.8 DU/A	(13)	"	20

⁽¹⁰⁾ Maximum FAR's in the R-300 and R-600 Zones may vary between 2.70 and 3.00, depending on building height and lot coverage.

⁽¹¹⁾ The R-400 and R-200 Zones in the Centre City (downtown) community planning area are exempt from yard requirements.

⁽¹²⁾ Maximum FAR's in the R-400 Zone may vary between 3.60 and 3.90, depending on building height and lot coverage.

⁽¹³⁾ Maximum FAR's in the R-200 Zone may vary between 7.20 and 7.50, depending on building height and lot coverage.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
RV	Multi-Family Dwellings Boarding/Rooming Houses Parks & Playgrounds Hotels & Motels Accessory Services Clubs & Lodges	None ⁽¹⁴⁾	15'	4'	15'	10,000 s.f.	1,000 s.f. ⁽¹⁵⁾	43.6 DU/A ⁽¹⁶⁾	1.80 ⁽¹⁶⁾	See Summary of Citywide Multi-Family Parking Requirements

⁽¹⁴⁾ Except for height limitation ordinances adopted for the Coastal Zone and several specific communities.

⁽¹⁵⁾ Maximum density in the Coastal Zone is 1 DU/1500 s.f. or 29 DU/A.

⁽¹⁶⁾ Maximum FAR may increase as height as 2.10 in concert with concomitant reduction in lot coverage.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED	DISCRETIONARY
			FRONT	SIDE	REAR						PERMIT THRESHOLD ⁽¹⁷⁾
CITYWIDE COMMERCIAL ZONES											
CR	Hotels and Motels Visitor Oriented Recreational facilities Apartments Restaurants and Bars Theaters	None	Same as R-1500 Zone			40,000 s.f.	1,500 s.f.	29 DU/A ⁽¹⁷⁾	1.0	See summary of Citywide Multi-Family Parking Requirements	20
CO	Offices Apartments Private Clubs Laboratories	None	Same as R-1500 Zone			5,000 s.f.	1,500 s.f.	29 DU/A ⁽¹⁷⁾	2.0	"	20
CN	Neighborhood Commercial Offices Convenience Goods & Services Apartments	30'	Same as R-1500 Zone			10,000 s.f.	1,500 s.f.	29 DU/A ⁽¹⁷⁾	2.0	"	20

⁽¹⁷⁾ Densities higher than 29 DU/A may be developed with a Planned Commercial Development (PCD) Permit as long as the increased density conforms with the applicable adopted community plan.

⁽¹⁸⁾ If residential use exceeds 70% of the total gross square footage of the structure(s) on the lot, a Planned Commercial Development is required.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CITYWIDE COMMERCIAL ZONES (cont'd)										
CV	All CN uses plus additional retail and commercial/recreational uses	None ⁽¹⁴⁾	10'	0' (i) ⁽¹⁶⁾ 5'(s)	0 ⁽²⁰⁾	5,000 s.f.	1,500 s.f. ⁽²¹⁾	29 DU/A ⁽¹⁶⁾	2.0	See summary of Citywide Multi-Family Parking Requirements
CC	Community Commercial Uses similar to CN with minor variations	None ⁽¹⁴⁾	0'	0' (i) ⁽¹⁶⁾ 0' (s)	0 ⁽²⁰⁾	2,500 s.f.	1,500 s.f.	⁽¹⁶⁾ 29 DU/A ⁽¹⁷⁾	2.0	"
CA	All CN & Courses plus additional retail, commercial and recreational uses	None ⁽¹⁴⁾	Same as R-1500 Zone			10,000 s.f.	1,500 s.f.	⁽¹⁶⁾ 29 DU/A ⁽¹⁷⁾	2.0	"
CA-RR	Same as CA, except residential uses permitted only with a PCD	None ^{(14)(R)}	Regulated by PCD Permit					⁽²²⁾	2.0	"

⁽¹⁹⁾ (i) = interior lot. (s) = street corner lot.

⁽²⁰⁾ A 15' rear yard is required if part of the rear lot line abuts residentially zoned property. The rear yard must be increased 3' for each story above two.

⁽²¹⁾ Residential uses are not allowed on the ground floor.

⁽²²⁾ Density cannot exceed maximum density permitted for site by applicable adopted community plan.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CITYWIDE COMMERCIAL ZONES (cont'd)										
C1	All CA uses plus a full range of consumer goods and services limited wholesaling and warehousing	None ⁽¹⁴⁾	0'	0' ⁽²³⁾	0' ⁽¹⁹⁾	5,000 s.f.	1,500 s.f. ⁽²¹⁾	⁽¹⁷⁾⁽¹⁸⁾⁽²⁴⁾ 29 DU/A	2.0	See summary of Citywide Multi-Family Parking Requirements
C	Most C1 uses plus ambulance service	None ⁽¹⁴⁾	0'	0' ⁽²³⁾	0' ⁽¹⁹⁾	5,000 s.f.	1,500 s.f.	⁽¹⁷⁾⁽¹⁸⁾ 29 DU/A	2.0	"
CBD	All C zone uses plus theaters, nightclubs, or bars in excess of 5,000 s.f.	None ⁽¹⁴⁾	0'	0' ⁽²³⁾	0' ⁽¹⁹⁾	2,500 s.f.	200 s.f.	218 DU/A	None	"

⁽²³⁾ 4' side yard is required if part of the side yard abuts residential zoned property.

⁽²⁴⁾ In the Coastal Zone, residential use is not permitted on the ground floor of any building on the front half of the lot.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CITYWIDE MANUFACTURING ZONES										
SA	Scientific Research Laboratories Residential, only as on-site if necessary for security, safety as maintained	None	25'	15' (i) 25' (s)	25'	1 acre	1 unit/facility	1 unit/facility	None	
M-Li	Light Industrial	Residential Use Not Permitted								
M-IP	Industrial Park	Residential Use Not Permitted, except as in SR Zone								
M-IB	Light Industrial plus "heavy" commercial	Residential Use Not Permitted, except as in SR Zone								
M-Si	Small Industry	Residential Use Not Permitted, except as in SR Zone								
M-1A		Residential Use Not Permitted, except as in SR Zone								
M-1	All C Zone uses plus Light Manufacturing	None	None	None	None	5,000 s.f.	1,500 s.f.	29 DU/A	None	See Summary of Citywide Multi-Family Parking Requirements
M-2A		Residential Use Not Permitted, except as in SR Zone								
M-2	All Uses	None	None	None	None	None	None	None	None	"

GENERALIZED SUMMARY OF ZONING REGULATIONS
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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
OLD SAN DIEGO PLANNED DISTRICT										
OTSF	Single-Family	30'	15' ⁽²⁵⁾	4'	4'	3,000 s.f.	5,000 s.f.	8.7 DU/A	0.60	2 spaces
OTMF	Multi-Family	30'	5' ⁽²⁵⁾	(26)	(26)		1,700 s.f.	25.6 DU/A	0.60	See Citywide Summary of Multi-Family Parking Requirements
CORE		24'	0'	0'	(26)	3,000 s.f.	1,750 s.f. ⁽²⁷⁾	24.9 DU/A	0.60	"
Jefferson	Commercial Residential	30'	15'	(26)	(26)	3,000 s.f.	1,750 s.f.	24.9 DU/A	0.60	"
Hortensia	Commercial Residential	30'	10'	(26)	(26)	3,000 s.f.	1,750 s.f.	24.9 DU/A	0.60	"
Rosecrans	Commercial	Residential uses not allowed								

⁽²⁵⁾ Front yard requirements vary from 15' on selected streets.

⁽²⁶⁾ Side or rear yard requirements are 5' for 1 story buildings; 10' for 2 story buildings; and 15' for 3 story buildings.

⁽²⁷⁾ Residential uses are not permitted on the ground floor.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
LA JOLLA SHORES PLANNED DISTRICT										
SF-A	Single-Family Accessory Uses Schools and Parks Churches	30'	Shall conform with yards in vicinity					(27)	None	2 Spaces + 1 Space/Lodger + 1 Space/ Guesthouse ⁽²⁸⁾
SF-B	"	"			"			"	"	"
SF-C	"	"			"			"	"	"
SF-D	"	45'			"			(28)	"	"
SF-E	"	30'			"			(27)	"	"
SF-F	"	32'			"			8 DU/A	"	"

⁽²⁷⁾ Maximum density is the average density of properties within 300' of the subject lot or parcel. Lots or parcels having a 25% slope or greater have a density of 1 DU/A. If a parcel is developed as a Planned Residential Development, the maximum density is 8 DU/A.

⁽²⁸⁾ If a "cluster" concept is utilized (PRD), the parking requirement is 2 private spaces/unit plus one public or communal space/unit.

⁽²⁹⁾ Maximum density is 1 DU/40,000 sf where the slope ratio is 25% or greater and 1 DU/20,000 sf where the slope ratio is less than 25%.

GENERALIZED SUMMARY OF ZONING REGULATIONS
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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
LA JOLLA SHORES PLANNED DISTRICT (cont'd)										
SF-G	Single-Family Accessory Uses Schools and Parks Churches	30'	Shell conform with yards in vicinity					8.7 DU/A	None	For 1 BR Units: 1.2 spaces = 1 public space For 2 BR Units: 1.6 spaces = 1 public space For 3 BR Units: 3 spaces = 1 public space
SF-H	"	"			"			11.9 DU/A	"	Same as SF-G
SF-I	"	"			"			1 DU/40,000 s.f.	"	Same as SF-G
MF-1	All SF uses + 2 Family Dwellings Apartments Accessory uses Residential care homes for six or less elderly	45'			"			19.8 DU/A	"	2 Spaces/unit
MF-2	Same as MF-1	45'			"			43.8 DU/A	"	2 Spaces/unit
V (Visitors)	All MF uses + Hotels & Motels & Accessory uses Private Clubs & Lodges	45'			"			43.8 DU/A	"	2 Spaces/unit
CC	Commercial Center	32'				400 s.f.		?	"	2 Spaces/unit

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
GASLAMP QUARTER PLANNED DISTRICT										
		(31)								
	Retail	60' (32)	Shell conform with yards in vicinity						None	
	Office									
	Commercial									
	Multi-Family Residential (30)									

⁽³⁰⁾ Residential is permitted above or below the ground floor.

⁽³¹⁾ Maximum height can be 75' with review and comment by the Historical Site Board and City Architect prior to Planning Director approval.

⁽³²⁾ On parcels of 30,000 s.f. or more located of Island Avenue, the City Council may grant a height exception up to 125'.

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
MISSION BEACH PLANNED DISTRICT										
R-N	Single-Family Two-Family Multi-Family ⁽³³⁾ Parks & Playgrounds Lodges	30'	(34)	(34)	None	1,200 s.f.	1,200 s.f.	36.3 DU/A	1.1	2 spaces/unit + ⁽³⁶⁾ 1 spaces/lodger
R-S	Same as R-N	30'	(34)	(34)	None	2,400 s.f.	1,200 s.f. ⁽³⁵⁾	36.3 DU/A	1.1	2 spaces/unit + ⁽³⁷⁾ 1 spaces/lodger

⁽³³⁾ Multi-family uses are restricted to a maximum of four units/structure.

⁽³⁴⁾ Front and side yards in the R-N subdistrict must be 5 feet if on Bayside Walk. Front and side yards on Ocean Front Walk must be 7' per story; 3' for 50% of the lot fronting the walk; and 5' for the remaining 50%. If located on a pedestrian-way, yards must be 10'; but if the structure is more than 20' in height, the yard must be 20'. If the structure is located adjacent to a pedestrian-way, the front or side yard must be 10' in the R-N subdistrict and 15' in the R-S subdistrict.

⁽³⁵⁾ In the R-S subdistrict, lots of 2,000 s.f. may have up to 2 dwelling units, if such lots are developed separately.

⁽³⁶⁾ Lots abutting Ocean Front Walk or Bayside Walk with less than 10' of vehicular access on a street or alley must provide one space per unit.

⁽³⁷⁾ When a unit is added to a lot with an existing single-family unit on it and the lot has less than 34' of frontage on a street or alley, the requirement is 1.5 spaces per unit.

GENERALIZED SUMMARY OF ZONING REGULATIONS
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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CARMEL VALLEY PLANNED DISTRICT										
CVSF	Single-Family	35'	20'	6 ⁽⁶⁾ 10 ^(1a)	6'	10,000 s.f.	10,000 s.f.	4.3 DU/A	0.60	
CVSF1	"	35'	10'	4 ⁽⁶⁾ 10 ^(1a)	4'	6,000 s.f.	6,000 s.f.	7.3 DU/A	0.60	
CVSF1-A	"	35'	10'	"	4'	5,500 s.f.	5,500 s.f.	7.9 DU/A	0.60	
CVSF2	"	35'	10'	"	4'	4,500 s.f.	4,500 s.f.	9.7 DU/A	0.60	
CVSF3	"	35'	10'	"	4'	3,000 s.f.	3,000 s.f.	14.5 DU/A	0.60	
CVSF4	"	35'	10'	"	4'	3,000 s.f.	3,000 s.f.	14.5 DU/A	0.60	
MFL	Single-Family Multi-Family Churches Schools	50' or 4 stories which ever is less	?	?	?	6,000 s.f.	3,000 s.f.	9 DU/A ⁽⁴¹⁾	?	
MF1	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	15 DU/A ⁽⁴¹⁾	?	
MF2	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	22 DU/A ⁽⁴¹⁾	?	
MF3	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	29 DU/A ⁽⁴¹⁾	?	
MF4	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	44 DU/A ⁽⁴¹⁾	?	

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CARMEL VALLEY PLANNED DISTRICT (cont'd)										
MFL	Single-Family Multi-Family Churches Schools	50' or 4 stories which ever is less	?	?	?	6,000 s.f.	3,000 s.f.	9 DU/A ⁽⁴¹⁾	?	
MF1	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	15 DU/A ⁽⁴¹⁾	?	
MF2	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	22 DU/A ⁽⁴¹⁾	?	
MF3	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	29 DU/A ⁽⁴¹⁾	?	
MF4	Same as MFL	"	"	"	"	6,000 s.f.	3,000 s.f.	44 DU/A ⁽⁴¹⁾	?	

⁽⁴¹⁾ Maximum density is influenced by requirements to provide open space for each multi-family unit as follows:

<u>Zone</u>	<u>Total Required Open Space Per Unit (sf)</u>	<u>Required Usable (Active) Open Space Per Unit (sf)</u>
MFL & MF1	1,800	900
MF2 & MF3	900	450
MF4	500	250

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CARMEL VALLEY PLANNED DISTRICT (cont'd)										
NC	All CN Zone Uses	30'	20'	6'	(5)	6,000 s.f.	1,500 s.f.	29 DU/A	(6)	See Summary of Citywide Multi-family Parking Requirements
VC	All CR Zone Uses	None	20'	6'	(5)	40,000 s.f.	1,500 s.f.	(17) 29 DU/A (18)	1.0	"
TC	Business & Professional Uses Apartments Services & Retail							(42) 60 DU/A (43)		1 BR units - 1.3 spaces/unit 2 BR + units - 1.6 spaces/unit
EP	Education & Park Facilities only									
EC	All SR Zone Uses Manufacturing Professional Offices					40,000 s.f.			0.50	Residential uses not permitted
SP	Educational, Recreational, Institutional, Public & Semi-public uses									

⁽⁴²⁾ A total of 799 dwelling units are permitted in the total TC zone.

⁽⁴³⁾ 300 s.f. of open space must be provided per unit, of which 1,500 s.f. must be usable.

GENERALIZED SUMMARY OF ZONING REGULATIONS
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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED	DISCRETIONARY PERMIT THRESHOLD ⁽⁶⁾	MAXIMUM NUMBER OF DWELLING UNITS
			FRONT	SIDE	REAR						
GOLDEN HILL PLANNED DISTRICT											
GH 600	Residential Schools & Parks Churches Branch Libraries	40' or 50' if above enclosed parking	10' ⁽⁴⁴⁾	6' ⁽⁴⁵⁾	⁽⁴⁶⁾ 1' (alley)	600 s.f. ⁽⁴⁷⁾	72.6 DU/A	1.25 ⁽⁴⁸⁾	See summary of Citywide Multi-Family Parking Requirements	12	40 ⁽⁵¹⁾
					15' (n. alley)					7	24 ⁽⁵¹⁾
GH 1000	Residential Schools & Parks Churches	30' or 40' if above enclosed parking	10' ⁽⁴⁴⁾	6' ⁽⁴⁵⁾	⁽⁴⁶⁾ 1' (alley) 15' (n. alley)	100 s.f. ⁽⁴⁷⁾	43.6 DU/A	1.25 ⁽⁴⁸⁾	"	7	24 ⁽⁵¹⁾
GH 1250	Residential Schools & Parks Churches	30' or 40' if above enclosed parking	10' ⁽⁴⁴⁾	6' ⁽⁴⁵⁾	⁽⁴⁶⁾ 1' (alley) 15' (n. alley)	1250 s.f. ⁽⁴⁷⁾	34.8 DU/A	0.70 ⁽⁴⁹⁾	"	6	16 ⁽⁵¹⁾
GH 1500	Residential Schools & Parks Churches	30'	10' ⁽⁴⁴⁾	⁽⁴⁵⁾ 8'(s) 6'(i)	⁽⁴⁶⁾ 1' (alley) 15' (n. alley)	1500 s.f. ⁽⁴⁷⁾	29 DU/A	⁽⁴⁹⁾ 0.60 ⁽⁴⁹⁾	"	3	14 ⁽⁵¹⁾
GH 2500	Residential Schools & Parks Churches	30'	10' ⁽⁴⁴⁾	⁽⁴⁵⁾ 10'(s) 8'(i)	⁽⁴⁶⁾ 4' (alley) 15' (n. alley)	2500 s.f. ⁽⁴⁷⁾	17.4 DU/A	0.45 ⁽⁴⁸⁾	"	2	5 ⁽⁵¹⁾
GH 300	Residential Schools & Parks Churches	30'	10' ⁽⁴⁴⁾	⁽⁴⁵⁾ 10'(s) 8'(i)	⁽⁴⁶⁾ 4' (alley) 15' (n. alley)	3000 s.f. ⁽⁴⁷⁾	14.5 DU/A	0.45 ⁽⁴⁸⁾	"	2	4 ⁽⁵¹⁾

⁽⁴⁴⁾ Front yards may observe the average front yard for the block when the average is less than 10.' Also in the GH 600, GH 1000, and GH 1250 zones, each story above the second must be set back on additional 7' from the requirement for the story below it.

⁽⁴⁵⁾ Each story above the second must be set back on additional 3' from the requirement for the story below it. Also, for interior side lots of 50' width or less, the interior side yard is calculated as 10% of the lot width, but not less than 4'.

⁽⁴⁶⁾ Each story above the second must be set back an additional 7' from the requirement for the story below it.

⁽⁴⁷⁾ The minimum habitable square footage of residential units must average as follows:

studio - 450 s.f.
1 BR - 600 s.f.
2 + BR - 800 s.f.

⁽⁴⁸⁾ Projects located within the Golden Hill Historic District are permitted a maximum FAR of 0.75.

⁽⁴⁹⁾ Except in the GH 2500 and GH 3000 zones, projects with a density of one unit/1,000 s.f. of lot area or less are entitled to an FAR bonus of 50% of the area of enclosed parking. Projects with a density of greater than 1,000 s.f are entitled to an FAR bonus of 25% of the area of enclosed parking.

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED	DISCRETIONARY PERMIT THRESHOLD ⁽⁵⁰⁾	MAXIMUM NUMBER OF DWELLING UNITS
			FRONT	SIDE	REAR						
GOLDEN HILL PLANNED DISTRICT (cont'd)											
GH-CN	Neighborhood oriented retail & services Residential Day Care Business & Professional Office Uses	30'	10' ⁽¹⁵²⁾	(52)	(52)	1500 s.f. ⁽⁵³⁾	29 DU/A	1.25 ⁽⁵⁴⁾	See summary of Citywide Multi-Family Parking Requirements	5 ⁽⁵⁰⁾	14 ⁽⁵¹⁾
				8'(s) 6'(i)	1' (alley) 15'(n. alley)						
GH-CC	Community Commercial Uses Residential Day Care Repair Shops Pushcarts Business & Professional Office Uses	30'	10' ⁽¹⁵²⁾	(52)	(52)	1500 s.f. ⁽⁵³⁾	29 DU/A	2.00 ⁽⁵⁴⁾	"	5 ⁽⁵⁰⁾	14 ⁽⁵¹⁾
				8'(s) 6'(i)	1' (alley) 15'(n. alley)						

⁽⁵⁰⁾ Residential developments which exceed the threshold level must undergo a discretionary review and obtain a Golden Hill Development Permit.

⁽⁵¹⁾ Projects are limited to the maximum number of units indicated by zone unless the project is on a single lot which (1) was created or consolidated or (2) was created from a lot of lots which had a larger average square footage than the lot created.

Note = (s) = street side yard (i) = interior side yard

⁽⁵²⁾ Residential portions of structures must conform with the yard requirements of the GH-1500 zone. Commercial portions of structures does not need to provide any yard unless the property abuts a residentially zoned property, in which case a 6' side and rear yard is required.

⁽⁵³⁾ Residential development is limited to floors above the first floor.

⁽⁵⁴⁾ For mixed commercial/residential developments. The FAR is reduced by 1.00 in both commercial zones for purely commercial developments.

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
BARRIO LOGAN PLANNED DISTRICT										
A	SF dwellings	35'	5'	(54)	0	3,500 s.f.	1,500 s.f.	29 DU/A	2.00	One space/unit + one space/lodger
	2 Family dwellings			3 ⁽⁵⁾						
	Apartments			4 ⁽⁶⁾						
	Board & Lodging Houses									
	Schools & Parks									
	Churches									
	Temporary real estate sales offices & models									
	M-1 Zone industrial & commercial uses									
B	SF dwellings	35'	5' (55)	0' (56)	0	3,500 s.f.	1,500 s.f.	29 DU/A	2.00	One space/unit
	2 Family dwellings									
	Apartments									
	M-2 zone nonresidential uses									
	Parking lots & facilities									

(54) Interior lot side yards must be increased by 3' for each story above two.

(55) Front yard setback must be at least 5' for at least 50% of the lot frontage.

(56) A 3' side yard is required for lots where any portion of the side lot line abuts residentially zoned or used property. The side yard must be increased by 3' for each story above two.

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
BARRIO LOGAN PLANNED DISTRICT (cont'd)										
C	SF dwellings 2 Family dwellings Multi-family dwellings Boarding & Lodging Houses Public parks & Playgrounds With a CUP Churches Private clubs, lodges Nursery & Elementary Schools & Day Care Facilities Residential Care Facilities for up to 12 persons	(54)	15'	(56)	4'	3,500 s.f.	1,500 s.f.	29 DU/A		See Summary of Multi-Family Parking Requirements
D	Industrial - heavy commercial uses associated with waterfront industry Residential not allowed	35'	10'	5'	0	7,000 s.f.	-----	-----	2.00	

(57) Maximum height is 25' in the front 35% of the lot and 35% in the rear 65% of the lot.

(56) Interior lots which are 25' or less in width must have a 3' side yard. Interior lots which are wider than 25' must have a 4' side yard.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
BARRIO LOGAN PLANNED DISTRICT (cont'd) REDEVELOPMENT SUBDISTRICT										
Residential	SF Residential	35' to 60' (varies by block)	10'	(58)	3'(alley)	3,500 s.f. (90)	1,000 s.f.	43 DU/A	(92) 1.0 1.5 or 2.0	2 or fewer BR's - 1 space/unit plus 1 guest space/5 units for projects having 5 units or more.
	MF Residential									
	Live/Work Quarters									
	Senior Citizen Housing									
										3 + BR's - 1.5 spaces/unit plus 1 guest space/5 units for projects having 5 units or more.
										Live-Work Qtrs. 1 space/artist loft Senior Citizen Hsg - 0.5 spaces/unit plus 1 guest space/every 10 units.

(58) For interior lots, a side yard of 5' is required for buildings up to 2 stories. For buildings above 2 stories, an 8' side yard is required. For street side lots, a 15' side yard is required.

(90) There is also a maximum lot area of 14,000 s.f. to deter massive, large scale developments inconsistent with the small scale pedestrian oriented objectives of the Redevelopment Subdistrict.

(91) Residential and mixed use developments where the residential use is on the ground floor must dedicate at least 10% of the gross lot area to common, exterior usable areas such as courtyards, patios, gardens or play areas.

(92) FAR varies by block and is applicable to nonresidential development only.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
BARRIO LOGAN PLANNED DISTRICT (cont'd)										
Commercial	Commercial Retail Commercial Services Professional Office Public/Quasi-Public Live/Work Qtrs Limited Residential ⁽⁶³⁾	Same residential requirements as Residential Zone								
Commercial/ Mixed Use	Same as Commercial + SF Residential MF Residential Senior Citizen Housing	"								
Mercado District	MF Residential Senior Citizen Housing Limited Residential Commercial Retail Commercial Services Professional Office Public & Quasi Public	"								

⁽⁶³⁾ Residential developments must be a mixed use project and cannot have a total square footage greater than 20% of the total gross square footage of the lot area.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
MOUNT HOPE PLANNED DISTRICT ⁽⁶⁴⁾										
SUBDISTRICT I	SF Residential MF Residential Accessory uses	30' or 40' ⁽⁶⁶⁾	15'	4' ⁽⁶⁾	4'(alley)	6,000 s.f.	⁽⁶⁸⁾	14.5 DU/A	0.75 or ⁽⁶⁷⁾ 1.20	See Summary of Citywide Multi-family Parking Requirements
				10' ^(a)	15'(N. alley)		3,000 s.f.			
SUBDISTRICT II	Commercial Residential ⁽⁶⁸⁾	Same Residential Regulations as Subdistrict I								
SUBDISTRICT III	All Subdistrict I and II + additional commercial uses & manufacturing	Same Residential Regulations as Subdistrict I								

⁽⁵⁴⁾ This is a very small Planned District which covers parcels along Market Street between Boundary Street on the west and I-805 on the east plus adjacent parcels on intersecting cross streets. Approximately nine blocks are included.

⁽⁶⁵⁾ Maximum building height is 30' with a flat roof or 40' with a roof sloped toward the interior and/or street side yards.

⁽⁶⁶⁾ Densities up to 29 units/acre are permitted for projects having 50,000 s.f. or more or if the project land area is the depth of the Planned District and bounded on three sides by streets.

⁽⁶⁷⁾ The maximum FAR is 0.75 for projects having a density of 1 unit/3000 s.f. or less. It is 1.20 if the project density is higher than 1 unit/3000 s.f.

⁽⁶⁸⁾ Residential use is permitted only for projects having 50,000 s.f. or more if the project land area is the depth of the Planned District and bounded on three sides by sides.

NOTE: (i) = interior side yard; (s) = street side yard

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM AREA PER LOTS PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR				
OTAY MESA DEVELOPMENT DISTRICT ⁽¹⁰⁰⁾									
INDUSTRIAL SUBDISTRICT	Industrial Research Business Services								
Commercial Subdistrict	Commercial Business Services Wholesaling or Warehousing								

⁽¹⁰⁰⁾ This district covers only the industrial area adjacent to and surrounding the Brown Field Airport. Residential development is not permitted in this Development District.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
LA JOLLA PLANNED DISTRICT										
1	Retail Offices Residential Hotels/Motels ⁽⁷⁰⁾ Private Clubs & Lodges ⁽⁷⁰⁾ Churches ⁽⁷⁰⁾ Civic Buildings ⁽⁷⁰⁾	30'	0'	0' ⁽⁶⁾ ⁽⁷¹⁾ 0' ⁽⁶⁾	0' ⁽⁷²⁾	2,500 s.f.	⁽⁷²⁾ 1,500 s.f.	29 DU/A	1.3	SF units - 2 spaces MF units 1BR or less - 10 space/unit 2BR - 1.25 spaces/unit 3 + BR - 1.50 spaces/unit
2	Same as Zone 1	30'	Same as Zone 1							
3	Same as Zone 1	30'	Same as Zone 1							
4	Same as Zone 1 ⁽⁷⁵⁾	30'	Same as Zone 1							
5	Cultural uses ⁽⁷⁶⁾ Hotels & Motels	30'	15'							
6	Cultural uses Hotels & Motels	30'	15'							

⁽⁷⁰⁾ Permitted with a Special Use Permit.

⁽⁷¹⁾ A 4' side yard is required if any portion of the side lot abuts residentially zoned property and shall be increased 7' for building heights above 20'.

⁽⁷²⁾ A 15' rear lot line is required if any portion of the rear lot line abuts residentially zoned property and shall be increased 3' for building heights above go.

⁽⁷³⁾ Residential uses are not permitted within the front 50% of the lot.

⁽⁷⁴⁾ Existing lots having 6,000 s.f. or less and having no alley access or frontage are exempt from parking requirements. If a lot has 6,000 s.f. or less and has alley access, one parking space/ 10 ft. of alley frontage is required. Rehabilitation projects involving residential use must provide one parking space per new unit added. The space(s) can be on site, provided as part of a joint parking plan, or through an in-lieu fee toward a community parking district.

NOTE: (i) = interior side yard; (s) = street side yard
(SF) = Single-Family Units; (MF) = Multi-Family Unit

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
WEST LEWIS STREET PLANNED DISTRICT										
	Retail Business & Professional Single-Family Residential Multi-Family Residential	30'	0' ⁽⁷⁸⁾	0' ^(a) ⁽⁷⁸⁾ 0' ⁽⁶⁾	0' ⁽⁹⁰⁾	5,000 s.f.	2,500 s.f.	17.4 DU/A	None	See Summary of Citywide Multi-Family Parking Requirements

⁽⁷⁷⁾ This Planned District covers a 2 block segment of West Lewis Street from Stephens Street to Lark Street.

⁽⁷⁸⁾ A 10' front yard is required if the front lot line is adjacent to a residentially zoned lot.

⁽⁷⁸⁾ A 4' side yard is required if an interior side lot line is adjacent to a residentially zoned lot. The side lot must be increased by 3' for each story above 2.

⁽⁹⁰⁾ A 10' rear yard is required if the rear lot line is adjacent to a residentially zoned lot. The rear lot must be increased by 3' for each story above 2.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CASS STREET COMMERCIAL PLANNED DISTRICT ^(B1)										
	Hotels & Motels		0'(j) ^(B3)	0'(j) ^(B2)	0' ^(B3)	5,000 s.f.	1,500 s.f.	29 DU/A	1.5 ^(B4)	See Summary of Citywide Multi-Family Parking Requirements
	Residential			5'(s)						
	Retail									
	Public Utility Substations									

^(B1) This Planned District covers an approximately 0.8 mile commercial strip along Cass Avenue from Garnet to.

^(B2) A 5' side yard is required if the side lot line abuts residentially zoned property.

^(B3) A 15' landscaped rear yard is required if the rear lot line abuts residentially zoned property.

^(B4) The F.A.R. can be increased to 2.0 for mixed use residential/commercial projects, but the residential components must be between 1.0 and 1.5 FAR.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
CENTRE CITY EAST PLANNED DISTRICT										
CBX	Commercial Services & Retail Group Residential ⁽¹⁰³⁾ Multi-Family Residential ⁽¹⁰³⁾	90' or 50' ⁽¹⁰⁴⁾	0'	0'	0'		None	None	8.00	1 space/units 500 s.f. or larger 0.8 space per units less than 500 s.f. plus 1 guest space/10 units ⁽¹⁰⁸⁾ Rental Units = 1 space/2 units
CSX	Supportive Commercial Services Light Industrial Utilities Multi-Family Residential Single Family Residential Group Residential ⁽¹⁰⁶⁾ Live-Work Quarters ⁽¹⁰⁶⁾	Same as CBX	0'	0'	⁽¹⁰⁸⁾		None	None	6.00	
RCX	Group Residential Live-Work Quarters ⁽¹⁰⁶⁾ Multi-Family Residential Ltd. Residential Care Facilities ⁽¹⁰⁷⁾ Supportive Commercial/Services	Same as CBX	0'	0'	0'		None	None	4.00	

⁽¹⁰³⁾ Not permitted on ground floor.

⁽¹⁰⁴⁾ The maximum building height is 90' north of Island Avenue and 50' south of Island Avenue additional height may.

⁽¹⁰⁶⁾ Permitted with a Conditional Use Permit.

⁽¹⁰⁶⁾ A 10' rear setback is required for lots adjacent to an RCX Subdistrict.

⁽¹⁰⁷⁾ This use refers to 24 hour non-medical care for 6 or fewer persons in needs of personal services, supervisor, protection or assistance essential for sustaining daily living.

⁽¹⁰⁸⁾ Applies to residential units which are condominium, cooperative or ownership.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
MID-CITY PLANNED DISTRICT										
MR 3000	Single-Family Residential Multi-Family Residential Boarding & Lodging Houses Schools & Parks Churches Commercial Uses ⁽⁶⁵⁾	30' ⁽⁶⁶⁾	10'	6'(i) 8'(s)	4'(alley) 15'(N. alley)	None	3,000 s.f.	14.5 DU/A	0.40	See Summary of Citywide Multi-Family Parking Regulations
MR 2500	Same as MR 3000	Same as MR 3000		Same as MR 3000			2,500 s.f.	17.4 DU/A	0.40	"
MR 1750	Same as MR 3000	30'		Same as MR 3000			1,750 s.f	29 DU/A	0.45	"
MR 1500B	Same as MR 3000	30'	10'	6'(i) 8'(s)	1'(alley) 15' (N. alley)		1,500 s.f. ⁽⁶⁷⁾	29 DU/A ⁽⁶⁷⁾	0.60	"
MR 1500	Same as MR 3000	30'		Same as MR 1500B			1,500 s.f.	29 DU/A	0.55	"

⁽⁶⁵⁾ Commercial uses are permitted on parcels which abut commercial districts where the proposed commercial use would be allowable. The use must be within a mixed residential/commercial structure. Also, the commercial uses must be located within both the residential zone and the abutting commercial zone and no more than 100' from the commercial zone.

⁽⁶⁶⁾ The front 30 percent of the lot has a height limit of 16' for all new construction of 2 or more units.

⁽⁶⁷⁾ If the lot is 10,000 s.f. or greater, the density may be increased to 1 unit/1250 s.f. or 34.8 DU/A.

NGTE: The Mid-City Planned District includes a threshold level for each zone. If the threshold is exceeded, a Mid-City Development Permit is required. This is a discretionary permit. Table __ on page _ identifies the threshold levels.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED	
			FRONT	SIDE	REAR						
MID-CITY PLANNED DISTRICT (cont'd)											
MR 1250B	Same as MR 3000	40' or 50' above enclosed parking		Same as MR 1500B			1,250 s.f. ⁽⁹⁰⁾	34.8 DU/A ⁽⁹⁰⁾	0.75	See Summary of Citywide Multi-Family Parking Regulating	
MR 1000B	Same as MR 3000	Same as MR 1250B		Same as MR 1500B			1,000 s.f. ⁽⁹⁰⁾	43.5 DU/A ⁽⁹⁰⁾	1.00		"
MR 1000	Same as MR 3000 plus libraries Institutions or homes for children Ltd. Professional Offices Convenience Commercial/Services ⁽⁹⁰⁾	50' or 60' above enclosed parking		Same as MR 1500B			800 s.f. ⁽⁹¹⁾	54.4 DU/A ⁽⁹¹⁾	1.25		"
MR 800	Same as MR 1000 + Hotels and Motels	150'	5'	Same as MR 1500B			400 s.f.	108.9 DU/A	3.75	"	

⁽⁹⁰⁾ If the lot is 10,000 s.f. or greater, the density may be increased to 1 unit/1000 s.f. or 43.5 DU/A.

⁽⁹⁰⁾ If the lot is 10,000 s.f. or greater, the density may be increased to 1 unit/800 s.f. or 54.4 DU/A.

⁽⁹⁰⁾ Allowed in residential complexes of at least 80 units.

⁽⁹¹⁾ If the lot is 15,000 s.f. or greater, the density may be increased to 1 unit/600 s.f. or 72.6 DU/A.

GENERALIZED SUMMARY OF ZONING REGULATIONS
CITY OF SAN DIEGO

ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
MID-CITY PLANNED DISTRICT (cont'd)										
NP-1	Business & Professional Offices & related services Residential	50' or 60' above enclosed parking	10'	8'(i) 6'(s)	1'(alley) 15'(N. alley)		800 s.f. ⁽⁹¹⁾	54.4 DU/A ⁽⁹¹⁾	1.50	See Summary of Citywide Multi-Family Parking Regulating
NP-2	Same as NP-1	40' or 50' above enclosed parking			Same as NP-1		1,000 s.f.	43.5 DU/A	0.75	"
NP-3	Same as NP-1	Same as NP-1			Same as NP-1		1,500 s.f.	29 DU/A	1.50	"
CN-1 & CN-1A	Commercial retail & Service Uses in a Commercial Node District Residential	200'	0' ⁽⁹²⁾	0' ⁽⁹³⁾	0' ⁽⁹³⁾		600 s.f. ⁽⁹⁴⁾	72.6 DU/A	1.25 ⁽⁹⁵⁾	"
CN-2 & CN-2A	Same as CN-1 & CN-1A	Same as CN-1			Same as CN-1		1,000 s.f. ⁽⁹⁶⁾	43.6 DU/A	CN-2- 1.25 CN-2A- 3.00	"

⁽⁹²⁾ Certain specified subareas in the Uptown Community, zoned CN -1A have a height limit of 150' or 100' because they are on the airport approach flight path.

⁽⁹³⁾ If the lot abuts residentially zoned property, a 6' interior side or rear yard is required. Also, a 10' front or street side yard is required if that yard abuts residentially zoned property.

⁽⁹⁴⁾ If the lot is 30,000 s.f. or more, the maximum density is 1 unit/400 s.f. or 108.9 DU/A.

⁽⁹⁵⁾ 1.25 is the Maximum FAR for a mixed residential/commercial project in the CN-1 Zone. The maximum fine in the CN-1A Zone for a mixed use project is 4.00

⁽⁹⁶⁾ If the lot is 10,000 s.f. or more the maximum density is 1 unit/800 s.f. or 54.4 DU/A.

GENERALIZED SUMMARY OF ZONING REGULATIONS
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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
MID-CITY PLANNED DISTRICT (cont'd)										
CN-3	Same as CN-1 & CN-1A	None		Same as CN-1			1,000 s.f.	43.6 DU/A	1.25	See Summary of Citywide Multi-Family Parking Regulating
CN-4	Same as CN-1 & CN-1A	Same as CN-1		Same as CN-1			1,000 s.f.	43.6 DU/A	1.25	
CL-1	Auto oriented commercial uses Mixed-use Developments	None	(b7)	(b7)	(b7)		600 s.f. ^(b4)	72.6 DU/A	^(b6) (101) 0.25 or 0.50	"
CL-2	Same as CL-1 + additional manufacturing uses	40' or 50 with enclosed parking		Same as CL-1			1,000 s.f. ^(b6)	43.6 DU/A	⁽¹⁰⁰⁾ (101) 0.25 or 0.50	"
CL-3	Same as CL-1	Same as CL-2		Same as CL-1			1,000 s.f.	43.6 DU/A	^(b6) (101) 0.25 or 0.50	"
CL-4 (renamed CL-3)										
CL-5	Similar to CL-1 with Fewer Commercial Uses	30'	10'	10'	(b7)		1,500 s.f.	29 DU/A	0.50 ⁽¹⁰¹⁾	"
CL-6	Same as CL-1	30'	Same as CL-1				1,500 s.f.	29 DU/A	2.00	"

^(b7) Where a property abuts residentially zoned or commercial transition zoned property, a minimum 6' yard is required adjacent to the property.

^(b6) To qualify for the FAR of 0.50, a project must be on a lot of at least 30,000 s.f. or on a lot within 300' of a designated "FAR Bonus Intersection."

^(b6) The density of 1 unit/1000 s.f. applies to lots of less than 10,000 s.f. If a lot is between 10,000 s.f. and 14,999 s.f. the maximum density is 1 unit/800 s.f. or 54.4 DU/A. If a lot is 15,000 s.f. or more, the maximum density is 1 unit/600 s.f. of 72.6 DU/A.

⁽¹⁰⁰⁾ To qualify for the far of 0.50, a project must be on a lot of 30,000 s.f. or on a lot within 150' of a designated in "FAR Bonus Intersection."

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ZONE	USE(S)	MAXIMUM HEIGHT	REQUIRED YARDS			MINIMUM PER LOTS	AREA PER D. U.	MAXIMUM DENSITY	MAXIMUM F.A.R.	PARKING REQUIRED
			FRONT	SIDE	REAR					
MID-CITY PLANNED DISTRICT (cont'd)										
CV-1	Pedestrian-oriented districts for commercial, residential or mixed-use development	150'	(97)	(97)	(97)		600 s.f. (94)	72.6 DU/A	1.50 ⁽¹⁰²⁾	See Summary of Citywide Multi-Family Parking Regulating
CV-2	Same as CV-1	50' or 60 with enclosed parking	(97)	(97)	(97)		800 s.f. (91)	54.4 DU/A	0.50 ⁽¹⁰³⁾	
CV-3	Similar to CV-1 & CV-2 but more restrictions on commercial uses	40' or 50 with enclosed parking	(97)	(97)	(97)		1,000 s.f.	43.6 DU/A	0.50 ⁽¹⁰³⁾	
CV-4	Same as CV-1	Same as CV-3	(97)	(97)	(97)		1,500 s.f.	29 DU/A	200	
CL-3	Same as CL-1	Same as CL-2		Same as CL-1			1,000 s.f.	43.6 DU/A	(99) (101) 0.25 or 0.50	

⁽¹⁰²⁾ There is 10 maximum FAR for residential development in any CV Zone. In the CV-1 zone, each 0.1 of residential FAR in a commercial/Residential project earns an additional .01 of commercial FAR up to a maximum commercial FAR of 3.00

⁽⁹⁶⁾ There is no maximum FAR for residential development. Each square foot of residential floor area in a commercial/residential project earns an additional square feet of commercial floor area up to a maximum commercial FAR of 1.00

- TECHNICAL APPENDIX I
Glossary of Key Terms

Affordable Housing - Affordable housing is generally defined as housing in which the occupant pays no more than 30 percent of gross income for gross housing costs, including utility costs.

Apartment - (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner-occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons as a single housekeeping unit.

Area Median Income - As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or nonmetropolitan county.

Below-market rate (BMR) Housing Unit - Any housing unit specifically priced to be sold or rented to very low, low or moderate income households for an amount less than the fair market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "very low income", "low income" or "moderate income".

Companion Unit - A second unit on a parcel zoned for and occupied by a single dwelling unit. The second unit may either be attached to or detached from the primary unit, but on the same parcel.

Cohousing - An alternative housing type and lifestyle which combines individual residences with extensive common facilities which are an important part of community life both for social and practical reasons. The concept envisions at least one common meal a day (usually evening) which most or all residents eat together in a common dining hall plus extensive support services for child care and recreation.

Condominium - A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

Congregate Care - Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities.

Density - The number of permanent residential units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. The City of San Diego determines density based on gross acreage. (See "Acres, Gross" and "Developable Acres, Net".

Density Bonus - The allocation of development rights that allow a parcel to accommodate additional square footage.

Family - 1. Two or more persons related by birth, marriage, or adoption (U.S. Bureau of the Census). 2. An individual or a group of persons living together who constitute a bonafide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, or other group of persons occupying a hotel, lodging house or institution of any kind (California). 3. Two or more persons related by blood or marriage, as well as any other person who is legally adopted or has been placed by a court of competent jurisdiction, or is under legal guardianship living together in a dwelling unit and shall include licensed foster family homes in which care is provided for not more than six children of the foster family (City of San Diego).

First-Time Homebuyer - An individual or family who has not owned a home during the three year period preceding the HUD assisted purchase of a home that must be used as the principal residence of the homebuyer.

Goal - A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Granny Flat - (See Companion Unit)

Housing and Community Development Department of the State of California (HCD) - The State Agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low and moderate income households.

Housing and Urban Development, U.S. Department of (HUD) - A cabinet-level department of the federal government which administers housing and community development programs.

Housing Unit - The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. (See "Dwelling Unit", "Family", and "Household".)

Household - All those persons - related or unrelated - who occupy a single housekeeping unit. (See "Family")

HOME Program - The HOME Investment Partnerships Act, which is Title II of the National Affordable Housing Act and establishes a new block grant program to fund rental and home ownership opportunities through new construction, acquisition, and rehabilitation.

HOPE Program - The Homeownership and Opportunity for People Everywhere Program which has been established under Title IV of the National Affordable Housing Act. It provides homeownership opportunities for low income households through the purchase of

U.S. Department of Housing and Urban Development, with adjustments for smaller and larger families.

Maintain - To keep in an existing state. (See "Preserve").

Manufactured Housing - Houses which are constructed entirely in the factory, and which since 1976 have been regulated by the federal Manufactured Home Construction and Safety Standards under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit").

Ministerial Review - The review of an application for a building or land use permit which involves no judgement as to whether or not the applicable regulatory requirements have been met. (See "Discretionary Review").

Mixed-Use - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

Mobile Home - A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park under a lease with a minimum period of one year. (See "Manufactured Housing" and "Modular Unit").

Moderate Income Household - A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD).

Modular Unit - A factory-fabricated transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. A modular unit does not have any chassis for future movement. (See "Mobile Home" and "Manufactured Housing").

Multi-family Building - A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Objective - A specific statement of desired future condition toward which the City will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and

Single-Family Dwelling, Attached - A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with other such dwelling units.

Single-family Dwelling, Detached - A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Single-Room Occupancy Unit - A unit of 220 square feet or less within a hotel providing sleeping or living facilities in which sanitary facilities may be provided within the unit and cooking facilities may be shared within the hotel (City of San Diego).

Small Family - A two, three, or four member family household which is not an "elderly household", as defined above.

Substandard Housing - Residential dwellings, which because of their physical condition, do not provide safe and sanitary housing.

Vacant - Land or buildings which are not actively used for any purpose.

Very Low Income Household - A household whose annual income does not exceed 50 percent of the area median income, as determined by the U.S. Department of Housing and Urban Development (HUD), with adjustments for smaller and larger households.

Zoning - The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District - A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning, Exclusionary - Development regulations which result in the exclusion of low and moderate income and/or minority families from a community.

Zoning, Inclusionary - Regulations which increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low and moderate income families. Often, such regulations require a minimum percentage of housing for low and moderate income households in new housing developments and in conversions of apartments to condominiums.

APPENDIX J

(R-95-1245)

RESOLUTION NUMBER R- 285508
ADOPTED ON MAR 21 1995

WHEREAS, Section 65588(b) of the California Government Code requires local jurisdictions within the state to update the Housing Elements of their General Plans every five years; and

WHEREAS, the City of San Diego last updated the Housing Element of its General Plan in 1986; and

WHEREAS, an updated Housing Element for the City of San Diego became due on July 1, 1991; and

WHEREAS, in April 1992, following significant community input and reviews by the Housing Commission (October 1991), the Community Planning Committee (October 1991), and the Planning Commission (February 1992), the City Council authorized submission of a draft 1991 Housing Element Update to the State Department of Housing and Community Development (HCD); the draft update was subsequently submitted to HCD in May 1992; and

WHEREAS, in June 1992, HCD responded to the City's submission with a list of findings; and

WHEREAS, the City has been working with HCD since that time to resolve all such findings; and

WHEREAS, a court decision, based on Government Code Section 65754 and dated December 16, 1994, directed the City to adopt its 1991 Housing Element Update within 120 days of the court order; and

WHEREAS, on January 17, 1995, the City authorized the San Diego Housing Commission to submit a revised draft of the 1991 Housing Element Update to HCD; and

WHEREAS, on January 18, 1995, the City completed an Initial Environmental Study of the 1991 Housing Element Update, pursuant to Government Code Section 65759; and

WHEREAS, the results of the aforementioned study determined that the 1991 Housing Element Update, while identifying the existing and future housing needs of the City, does not, in and of itself, result in development of specific housing projects. Therefore, a determination has been made that no significant environmental impact would result from adoption of the City's 1991 Housing Element Update; and

WHEREAS, pursuant to Government Code Section 65583, the 1991 Housing Element Update covers the period extending from July 1, 1991, to June 30, 1998, and contains an identification and analysis of existing and projected housing needs and a statement of goals, policies and quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing for all economic segments of the City's population; and

WHEREAS, the 1991 Housing Element Update, as required by Government Code Section 65754, identifies adequate sites to accommodate housing for all economic segments of the population; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the 1991 Housing Element Update, covering the period July 1, 1991, to June 30, 1998, a copy of which is on file in the office of the City Clerk as Document No. RR- 285508, is hereby adopted as an amendment to the City's Progress Guide and General Plan.

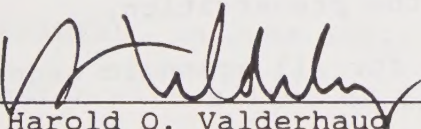
2. That notice and a copy of the Housing Element Update document be forwarded to the California Coastal Commission recommending that the above-referenced amendment be incorporated in the Local Coastal Program.

3. That the San Diego Housing Commission hereby has responsibility for any future updates or annual reports pertaining to the Housing Element.

4. That the San Diego Housing Commission and affiliated agencies are directed to pursue activities described within the 1991 Housing Element Update, including those which require presentation of policy recommendations to the City Council for consideration.

APPROVED: JOHN W. WITT, City Attorney

By



Harold O. Valderhaug
Chief Deputy City Attorney

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